

Prepared by the Bureau of Business Research
College of Business Administration

DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS OF NORTH CENTRAL NEBRASKA

This article focuses on the demographic and economic characteristics of the North Central Region. The boundaries of these regions come from a modified version of the district/region system of Nebraska adopted by the Nebraska Department of Economic Development. To develop a pattern of change during the past decade, statistics on population, personal income, and retail sales will be examined in a fashion similar to the previous report on the Northwest Region (*Business in Nebraska*, September 1981).

The North Central Region of Nebraska is comprised of fourteen counties: Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Holt, Keya Paha, Loup, Rock, Sherman, Valley, and Wheeler. The geographical contrasts of the region are as varied as the state of Nebraska, whose configuration the region mirrors. The unique physical traits of the North Central Region are reflected in terms of its demographic and economic characteristics. These characteristics will be highlighted in this article.

POPULATION

During the decade of the 1970s, eight out of the fourteen counties (57 percent) in the North Central Region experienced declines in population. This trend closely followed that of the state, as fifty-one counties in Nebraska (55 percent) experienced a net loss of people during this ten-year period (Table 1). Counties in the region showing a population increase were Blaine, Brown, Holt, Loup, Rock, and Wheeler. Only two counties increased at a higher rate than the statewide average of 5.7 percent: Brown, 8.9 percent; and Rock, 6.8 percent. Of the counties registering decreases in population, Greeley had a 13.5 percent decline; Boyd, 11.5 percent; and Sherman, 10.5 percent. For the region as a whole, the North Central counties decreased during the 1970s from 64,886 to 64,049 inhabitants for a 1.3 percent loss in popu-

lation, as compared to the statewide increase of 5.7 percent and the 3.5 percent increase in the Northwest Region.

In the last decade the North Central Region boasts the third fastest growing incorporated place classified as a city. The city of Long Pine in Brown County grew from 363 to 524 inhabitants for a 43.5 percent increase in population. Long Pine also had the highest growth rate of housing units among all cities in the state as it went from 142 to 272 units for a 91.5 percent increase in the 1970s. This enabled Brown County to be the only county in the entire region to have an increase in housing units greater than that of the state as a whole. Housing units in Brown County increased 22.7 percent compared to the statewide increase of 21.2 percent. The North Central Region housing units increase of 8.8 percent was far below the state increase, and trailed the 12.7 percent increase of housing units in the Northwest Region. On the other hand, the number of persons per household in the North Central Region closely resembled the statewide average. The region had 2.68 persons per household in 1980 compared to the statewide average of 2.66.

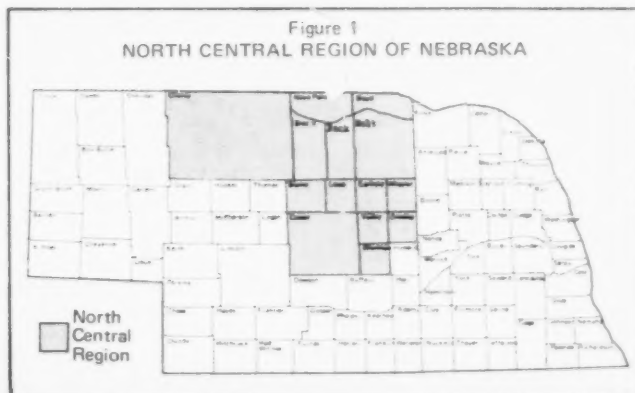
(continued on page 2)

Table 1
1970 AND 1980 POPULATION OF COUNTIES
AND SELECTED CITIES WITH THE PERCENT CHANGE
IN THE NORTH CENTRAL REGION OF NEBRASKA

Counties	Population		1970 to 1980 % Change
	1970	1980	
Blaine	847	867	2.4
Boyd	3,752	3,331	-11.2
Brown	4,021	4,377	8.9
Cherry	6,846	6,758	-1.3
Custer	14,092	13,877	-1.5
Garfield	2,411	2,363	-2.0
Greeley	4,000	3,462	-13.5
Holt	12,933	13,552	4.8
Keya Paha	1,340	1,301	-2.9
Loup	854	859	0.6
Rock	2,231	2,383	6.8
Sherman	4,725	4,226	-10.6
Valley	5,783	5,633	-2.6
Wheeler	1,051	1,060	0.9
Regional Total	64,886	64,049	-1.3
Cities			
Ainsworth	2,073	2,256	8.8
Broken Bow	3,734	3,979	6.6
Loup City	1,456	1,368	-6.0
O'Neill	3,753	4,049	7.9
Ord	2,439	2,658	9.0
Valentine	2,662	2,829	6.3

Source: 1980 Census of Population and Housing.

Figure 1
NORTH CENTRAL REGION OF NEBRASKA



(continued from page 1)

The most recent Bureau of Business Research projections of population for the North Central Region indicate a decline of approximately 0.6 percent during the 1980s. This decrease is the smallest projected growth in population in the state (see *Business in Nebraska*, November 1978). It must be noted, however, that while regional population decreased every year from 1970 through 1978, the trend markedly reversed itself in 1979 and again in 1980. This turnaround in the population trend belies the 1.3 percent regional decrease for the past decade and may be an important indicator of population growth for the 1980s.

PERSONAL INCOME

Personal income is composed of wages and salaries, proprietors' income, other labor income, dividends, interest, rent, and transfer payments, and covers the time period from 1972 through 1979. Total personal income for the North Central Region of Nebraska increased from \$247.7 million in 1972 to \$465.0 million in 1979, an 88 percent increase (Table 2). This was smaller than the statewide increase of 97 percent; due to both the farm and nonfarm components of personal income trailing the Nebraska levels. North Central personal income shows how the trend of total personal income for the region followed that of farming for the period. The average annual increase in personal income for the North Central Region, as well as for the state and the Northwest Region, was 10 percent for the period.

It is clear that the North Central Region is affected by national economic trends. The 1973 period marks a boom year; the region registered a 32 percent increase in personal income. The 1974-75 recession which followed, however, had a severe impact. Personal income for the region did not surpass the 1973 level (in current dollars) until 1978, taking five years to recover. Holt County was first to recover, but it took three years to do so. Two counties did not regain their 1973 levels until 1979, and Loup County had failed to recover from the recessionary effects by 1979. If the data were adjusted for inflation to 1972 dollars, the negative impact of the national economic decline on the personal income for the North Central Region would have been even more dramatic.

Nonfarm participation income measures wages and salaries, proprietors' income, and other labor income (fringe benefits, and

the like). It is used as a measure of the earnings of all individuals that are producing the goods and services of a region. Real nonfarm earnings are expressed in 1972 dollars to adjust for inflation, resulting in an indication of the regional trend in output and production. Real nonfarm income for the North Central Region increased 24.4 percent from 1972 through 1979, slightly less than the statewide increase of 25.4 percent. Figures 2 and 3 illustrate

Figure 2
NONFARM PARTICIPATION INCOME
FOR THE NORTH CENTRAL REGION OF NEBRASKA
(in 1972 dollars)

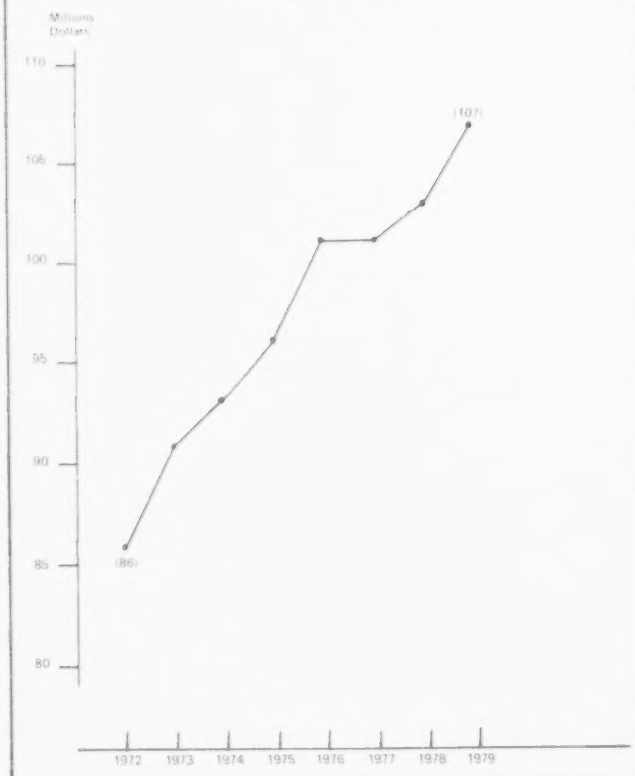


Table 2
PERSONAL INCOME FOR COUNTIES OF THE NORTH CENTRAL REGION OF NEBRASKA
(in thousands of current dollars)

	1972	1973	1974	1975	1976	1977	1978	1979	Percent Change
Blaine	2,825	4,876	3,170	3,474	2,871	3,253	4,024	5,376	90
Boyd	13,565	17,128	13,902	13,154	14,221	16,135	20,974	23,801	75
Brown	16,191	19,896	18,557	20,060	21,761	24,012	29,058	31,627	95
Cherry	32,383	40,009	30,354	28,298	30,373	33,218	46,094	58,201	80
Custer	58,029	76,356	63,485	66,633	66,363	76,092	84,576	100,277	73
Garfield	9,272	11,680	10,615	10,542	11,119	12,283	14,902	17,361	87
Greeley	14,354	18,956	14,289	15,705	15,102	18,236	22,692	26,247	83
Holt	42,586	61,048	47,946	53,203	64,252	63,120	80,979	93,940	121
Keya Paha	4,735	6,629	3,916	2,870	3,160	4,878	6,196	6,718	42
Loup	3,062	3,677	3,084	2,317	2,319	1,879	2,824	3,459	13
Rock	7,657	9,834	9,303	9,444	9,503	15,920	18,840	15,243	99
Sherman	17,216	21,286	18,477	17,477	21,111	23,249	27,280	31,926	85
Valley	22,227	28,371	23,220	28,989	28,158	30,787	38,908	42,915	93
Wheeler	3,634	6,286	4,189	4,185	4,431	4,244	6,168	7,869	117
Regional Total	247,736	326,032	264,507	276,351	294,744	327,306	403,515	464,960	88

Source: Bureau of Economic Analysis, U.S. Department of Commerce.

the growth trends of real nonfarm earnings for the North Central Region and the state, respectively. Their annual growth rates are 3 percent, as is the case for the Northwest Region.

Per capita personal income is total personal income divided by population. As noted in the initial article, the concept is strictly monetary, so its best use is as an evaluator of data for a long time span. In the North Central Region per capita personal income in constant dollars (1972) has increased from \$3,838 in 1972 to \$4,475 in 1979 for a 2.2 percent annual growth rate (Figure 4), compared to the state's annual growth rate of 2.3 percent. Figure 4 is an interesting study of the impact of the boom-bust cycle on the North Central Region. The boom period of 1972-1973 shot per capita personal income up to near the state average, but the recession that followed devastated the region. The classical peak and the bucket-shaped bottom indicate that the overall economy of the region responds greatly to national economic trends, particularly in light of the fact that the population of the region remained fairly constant from 1972 to 1977. The fluctuations in state per capita personal income correspond to the good years and the lean years in terms of farm income for the state, which signifies the influence of agriculture on the Nebraska economy. The bad years for the ranching factor of the North Central Region economy, however, may have had a dampening effect on the recovery of the region.

RETAIL SALES

Statistically, a high positive correlation exists between the relative wealth of a region and the level of retail sales. For example, if

a region has a higher level of personal income than the surrounding regions, then this condition will be favorably reflected in the regional volume of retailing. Retail sales for the region have increased from \$108.3 million in 1970 to \$147.5 million in 1980 in constant 1972 dollars (Table 3, p. 6). The 36 percent increase represents a compound annual growth rate of 3.1 percent. This lagged considerably behind the 56 percent increase in the retail sales of the state of Nebraska from 1970 to 1980, an annual growth rate of 4.5 percent. Real per capita retail sales for the region increased slower than for the state, 40 percent to 47.4 percent, respectively (Table 4, p. 6). This trend continues to be seen in recent second quarter retail sales for the region. Net taxable retail sales for the second quarter of 1981 compared to the second quarter of 1980, as well as the year-to-date figures, show that the North Central Region continues to lag the state. However, the gap has greatly diminished.

Real per capita retail sales, retail sales divided by population, gives a perspective to the examination of individual trade centers as a measure of the drawing power on consumers located away from that center. The real net taxable retail sales were \$12.6 million in Ainsworth and \$22.6 million in Broken Bow. Even though Broken Bow had 80 percent more real net taxable retail sales than Ainsworth, real per capita retail sales (continued on page 6)

Figure 3
NONFARM PARTICIPATION INCOME
FOR NEBRASKA
(in 1972 dollars)

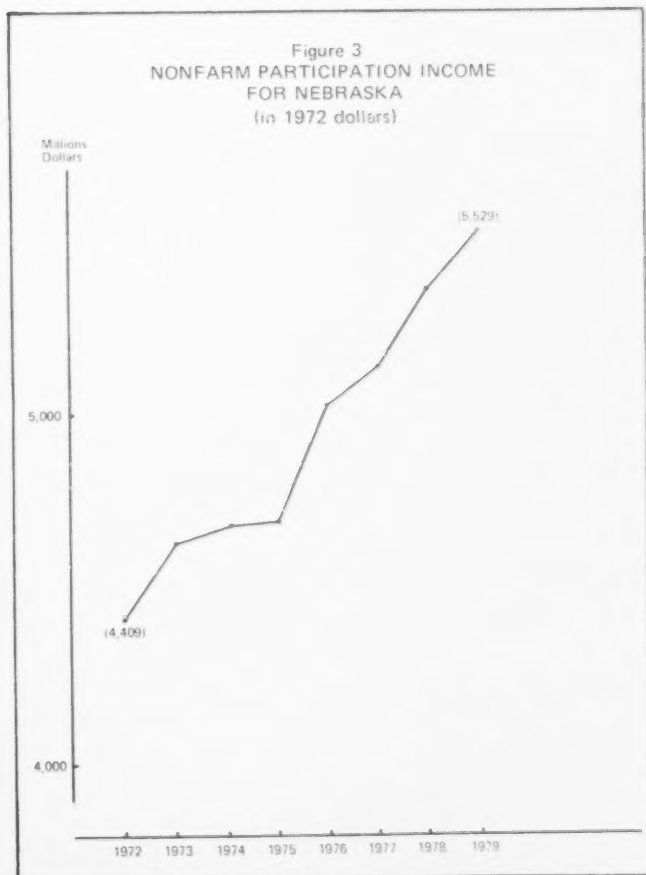
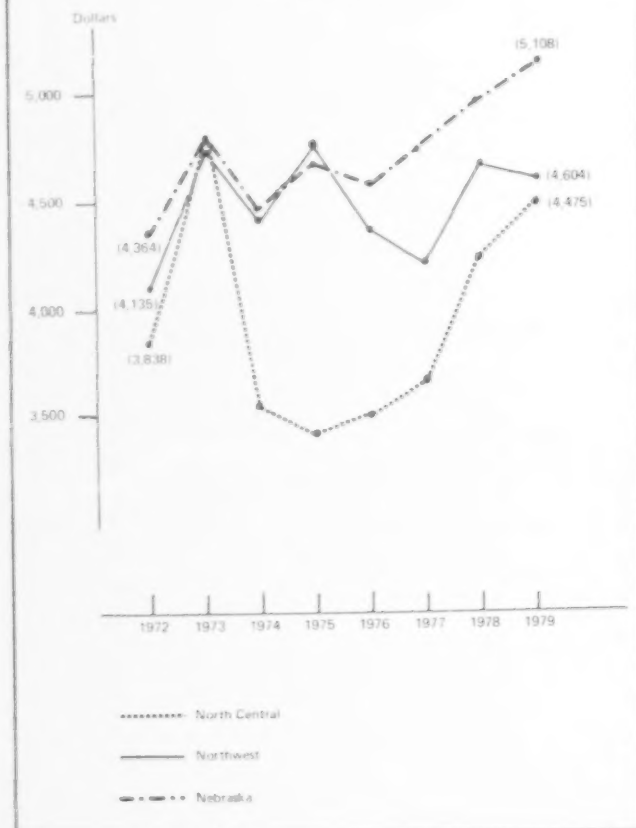


Figure 4
PER CAPITA PERSONAL INCOME
IN THE NORTH CENTRAL AND NORTHWEST REGIONS
OF NEBRASKA AND THE STATE
(in 1972 dollars)



Review and Outlook

Nebraska's output fell sharply in August 1981 compared with the previous month. The Bureau of Business Research's net physical volume index declined 2.4% on a month-to-month basis. A decline in output was registered across all sectors, with the exception of agriculture.

Nebraska cash farm marketing receipts of \$650 million made August one of the highest months ever recorded. Prices received by Nebraska farmers were up 0.4% July-August, but when compared with one year ago were down 2.9%. Prices paid were up 7.9% August 1980-August 1981, indicating a continuing cost squeeze on the agriculture sector.

The decline in the Nebraska economy was more pronounced

among the nonagriculture components. The index of output for all sectors excluding agriculture dropped 4.1% on a month-to-month basis. Construction recorded a 3.9% decrease in the index. The construction index stood at 78.6 in August 1981 (1967 = 100), compared with 71.4 August 1980 and 106.6 August 1979.

The August 1981 construction index value of 78.6 represents the lowest reading of 1981. After declining to 65.1 in June 1980, construction activity as measured by the index advanced each month, peaking in March 1981 at 102.7. Following the March peak, construction activity in Nebraska reversed directions and declined each month through the most current reading of the index, August. High interest rates would appear to be adversely impacting the construction sector. (continued on page 5)

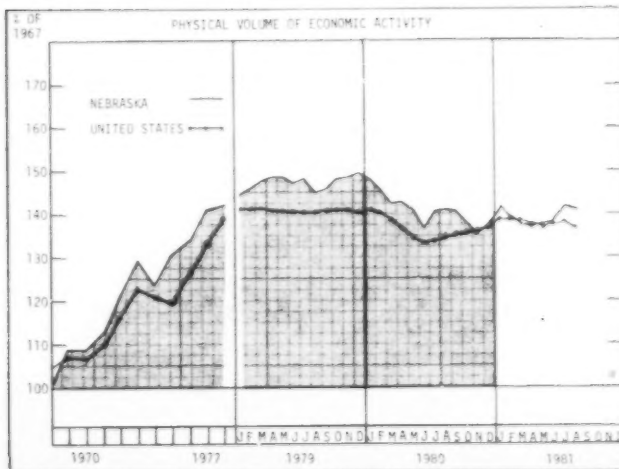
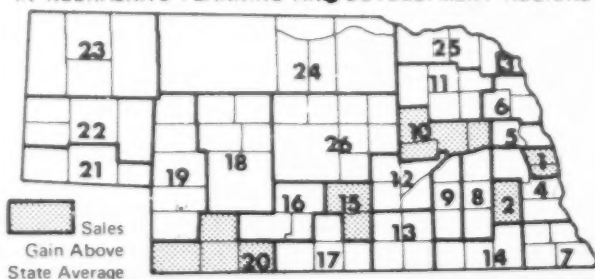
Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade, transportation, communication and utilities; finance, insurance, and real estate, and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
August 1981	Current Month as Percent of Same Month Previous Year		1981 Year to Date as Percent of 1980 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	108.5	111.3	108.8	110.8
Agricultural	110.2	103.9	106.4	108.4
Nonagricultural	108.2	111.5	109.2	110.9
Construction	114.8	106.0	131.0	105.2
Manufacturing	108.0	114.0	108.6	110.8
Distributive	107.4	111.7	108.7	111.9
Government	110.7	107.8	106.5	108.7
Physical Volume	100.9	101.8	99.2	100.6
Agricultural	113.5	105.9	98.5	98.8
Nonagricultural	99.0	101.7	99.3	100.6
Construction	110.1	101.7	123.0	98.8
Manufacturing	101.1	105.0	99.0	100.4
Distributive	96.9	100.7	98.2	101.2
Government	103.2	98.9	99.5	99.6
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	373.5	358.1		
Agricultural	413.5	348.2		
Nonagricultural	367.3	358.5		
Construction	251.6	307.6		
Manufacturing	381.6	324.4		
Distributive	377.8	387.7		
Government	365.0	335.5		
Physical Volume	140.5	137.4		
Agricultural	154.9	136.6		
Nonagricultural	138.2	137.4		
Construction	78.6	96.1		
Manufacturing	160.8	134.2		
Distributive	136.7	140.2		
Government	143.7	148.9		

3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)			
Region Number and City	City Sales*	Sales in Region*	
	August 1981 as percent of August 1980	August 1981 as percent of August 1980	Year to date '81 as percent of Year to date '80
<i>The State</i>	101.0	99.8	100.1
1 Omaha	98.4	98.9	103.9
Belleue	100.0		
2 Lincoln	100.5	99.6	101.0
3 So. Sioux City	90.4	94.3	97.6
4 Nebraska City	97.6	96.8	96.4
5 Fremont	93.0	89.1	97.2
Blair	95.8		
6 West Point	91.4	90.1	92.9
7 Falls City	92.1	98.1	96.0
8 Seward	96.0	83.6	95.3
9 York	92.9	85.6	92.4
10 Columbus	125.4	113.9	100.4
11 Norfolk	98.2	96.6	99.9
Wayne	94.4		
12 Grand Island	89.7	88.6	97.0
13 Hastings	98.0	96.9	98.2
14 Beatrice	92.2	93.0	97.1
Fairbury	94.4		
15 Kearney	99.2	96.9	100.2
16 Lexington	95.9	97.3	95.6
17 Holdrege	104.5	95.6	97.4
18 North Platte	90.2	90.5	94.7
19 Ogallala	92.2	98.2	98.9
20 McCook	95.4	93.3	101.0
21 Sidney	115.7	106.6	99.8
Kimball	104.2		
22 Scottsbluff/Gering	96.7	92.9	97.9
23 Alliance	103.0	97.9	98.4
Chadron	100.2		
24 O'Neill	99.1	95.7	98.0
25 Hartington	105.2	101.0	96.7
26 Broken Bow	105.5	93.3	94.8

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.

1981 YEAR TO DATE AS PERCENT OF 1980 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



(continued from page 4)

Manufacturing reported a decrease in the index of 4.8% on a month-to-month basis. The July-August decline represents one of the steepest declines on a month-to-month basis. Manufacturing output in August 1981 was about the same as in August 1980, but about 6% below the level recorded in August 1979. Manufacturing, like most sectors, is below peak levels recorded in 1979 or 1980.

The distributive trade component of the index declined 4.6%. This is the lowest reading for the distributive trade sector since June 1980, the trough of the sharp second-quarter 1980 decline.

Output in Nebraska's government sector declined 0.5% July-August 1981. This index stood at 148.9 in August 1981 compared with 150.6 in August 1980 and 149.2 in August 1979. Output as measured by the index has changed little in the government sector during the past three years.

Nebraska retail sales in August were \$813 million, up from \$753 million one year ago. August sales were approximately \$15 million higher than July 1981, or about 1.8% above the July level (unadjusted for price changes).

Areas with above-average retail sales on a month-to-month basis include Columbus, up 17.7%; Lincoln, up 8.7%; Kearney, up 6.4%; Grand Island, up 4.7%; Hastings, up 3.6%; Holdrege, up 2.7%; and Nebraska City, up 3.9% (data refer to regions).

Cities with substantial increases in retail sales include Columbus, Holdrege, Sidney, Hartington, and Broken Bow. Columbus recorded a substantial increase in price-adjusted retail sales. The largest gains were scattered across the state, and there seems to be no particular geographic pattern associated with these gains.

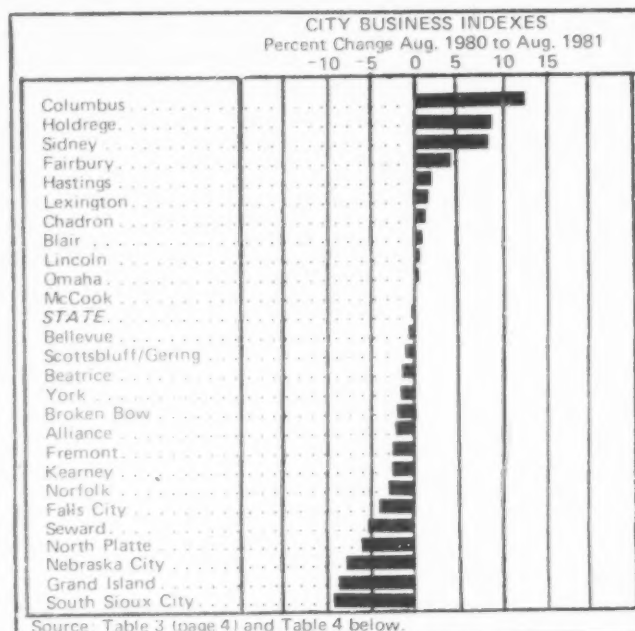
When retail sales are adjusted for price changes using the commodity component of the Consumer Price Index—an imperfect price adjustor—twelve of the state's twenty-six economic regions showed declines. Regions which remain below 1980 year-to-date retail sales through August include Region 3, the South Sioux City area; Region 6, the West Point area; Region 7, the Falls City area; Region 9, the York area; Region 8, the Seward area; Region 13, the Hastings area; Region 16, the Lexington area; Region 17, the Holdrege area; Region 18, the North Platte area; Region 19, the Ogallala area; Region 24, the O'Neill area; Region 25, the Hartington area; and Region 26, the Broken Bow area. Retail sales are not depressed in communities in these areas and some communities have had a good month at times, but, on a cumulative basis, sales remain below 1980 levels.

The strongest regional retail sales markets on a cumulative basis through August include Omaha, Lincoln, Columbus, Kearney, and McCook. These areas had price-adjusted retail sales increases ranging from 3.9% in Omaha to .2% in Kearney.

D. E. P.

5. PRICE INDEXES			
August 1981	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices.....	276.5	110.9	110.6
Commodity component.....	256.2	108.2	109.2
Wholesale Prices.....	296.2	108.2	109.6
Agricultural Prices			
United States.....	255.0	98.1	109.6
Nebraska.....	267.0	97.1	108.1

*Using arithmetic average of monthly indexes.
Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.



4. AUGUST CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State.....	102.2	72.5	94.2
Alliance.....	97.9	63.8	101.3
Beatrice.....	102.0	129.4	94.5
Bellevue.....	102.3	76.1	83.0
Blair.....	105.2	113.1	89.8
Broken Bow.....	102.0	35.5	98.1
Chadron.....	106.2	75.4	78.2
Columbus.....	103.9	85.7	89.1
Fairbury.....	102.4	339.7	98.9
Falls City.....	103.7	56.0	83.7
Fremont.....	102.6	92.0	83.8*
Grand Island.....	102.4	34.3	99.5
Hastings.....	102.8	134.3	99.2
Holdrege.....	103.3	294.3	109.4
Kearney.....	99.6	68.0	97.0
Lexington.....	103.6	144.6	106.2
Lincoln.....	102.2	85.2	92.4
McCook.....	102.1	124.8	93.3
Nebraska City.....	100.3	24.6	90.1
Norfolk.....	101.9	49.6	103.7
North Platte.....	100.6	60.1	93.1
Omaha.....	102.3	99.7	94.0
Scottsbluff/Gering.....	104.7	71.5	90.6
Seward.....	102.3	36.5	92.9
Sidney.....	101.2	114.2	100.2
So. Sioux City.....	97.0	45.2	95.9
York.....	104.4	96.2	88.9

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

Source: Compilation by Bureau of Business Research from reports of private and public agencies.

(continued from page 3)

in Ainsworth and Broken Bow were almost identical—\$5,600 to \$5,675, respectively. This is indicative of the smaller population in Ainsworth (2,256) compared to Broken Bow (3,979). It reflects the growth in business in Ainsworth, as its per capita retail sales increased 47 percent and real net taxable retail sales increased 59 percent in the 1970s. This is a result of the internal economic activity in Brown County, led by the increased population and housing in nearby Long Pine. It is interesting to note that two of the five cities reported as

having had an increase in real retail city sales for July 1981 as a percent of July 1980 (out of the thirty-two cities reviewed) are in the North Central Region. Broken Bow recorded the largest increase of the Nebraska cities in the report, up 22.6 percent, while O'Neill was up 3.2 percent (see *Business in Nebraska*, November 1981).

In summary, the North Central Region appears to have been somewhat less affluent than the remainder of the state during the past decade. The North Central Region is still struggling to reach its 1973 level of per capita personal income in real dollars, while per capita personal income for the state as a whole has risen 6.3 percent above the 1973 peak. The positive advances for the North Central personal income from 1977 through 1979 must be tempered with the understanding that a national economic downturn could present problems for per capita personal income in the region. Although the North Central Region ranks last at the moment among the Nebraska regions in anticipated economic growth, the Bureau of Business Research projects that personal income and per capita personal income in the North Central Region are both expected to increase by 47.1 percent by the end of the century.

JOHN WINGENDER

Table 3
1970 AND 1980 NET TAXABLE RETAIL SALES*
FOR COUNTIES AND SELECTED CITIES OF THE
NORTH CENTRAL REGION OF NEBRASKA AND THE STATE
(in millions of dollars)

Counties	Current Dollars		1972 Dollars	
	1970	1980	1970	1980
Blaine	0.7	1.7	0.8	1.0
Boyd	4.3	8.7	4.6	4.9
Brown	7.9	23.7	8.5	13.2
Cherry	11.4	30.4	12.3	17.0
Custer	23.9	59.2	25.8	33.1
Garfield	3.9	10.6	4.2	5.9
Greeley	4.7	9.5	5.1	5.3
Holt	21.1	66.3	22.8	37.1
Keya Paha	0.8	1.8	0.9	1.0
Loup	0.4	0.8	0.4	0.4
Rock	4.0	12.9	4.3	7.2
Sherman	5.6	11.5	6.1	6.4
Valley	11.0	24.9	11.9	13.9
Wheeler	0.5	1.3	0.5	1.0
Regional Total	100.2	263.8	108.3	147.5
State	2,961.5	8,920.7	3,201.6**	4,986.4
Cities				
Ainsworth	7.3	22.6	7.9	12.6
Broken Bow	16.2	40.4	17.5	22.6
Loup City	4.7	9.5	5.1	5.3
O'Neill	13.5	42.6	14.6	23.8
Ord	9.5	21.5	10.3	12.0
Valentine	10.1	27.4	10.9	15.3

*Non-motor vehicle sales. **Recently adjusted state figure.
Source: Nebraska Department of Revenue.

Table 4
1970 AND 1980 PER CAPITA RETAIL SALES*
FOR THE STATE OF NEBRASKA,
THE NORTH CENTRAL REGION, AND SELECTED CITIES
(in 1972 dollars)

	1970	1980	% Change
State	2,155	3,176	47.4
North Central Region	1,669	2,303	40.0
Cities			
Ainsworth	3,807	5,600	47.1
Broken Bow	4,690	5,675	21.0
Loup City	3,490	3,882	11.2
O'Neill	3,889	5,881	51.2
Ord	4,211	4,521	7.4
Valentine	4,102	5,414	32.0

*Non-motor vehicle sales.

Source: Nebraska Department of Revenue,
1980 Census of Population and Housing.

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BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH
Member, Association for University Business & Economic Research

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No. 447 December 1981

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CONGRESSIONAL INFO SERVIC 274388
SRI-ACQUISITIONS 8R
7101 WISCONSIN AVE
WASHINGTON, DC 20014

Prepared by the Bureau of Business Research
College of Business Administration

STRUCTURE AND EFFICIENCY OF NEBRASKA FARMS

Farm structure issues have been the subject of considerable debate in recent years. The debate has centered around the growing size of farm operations and the desirability of such growth. Those who oppose this growth express concern over the future of family farms and the continued viability of traditional rural institutions. Others argue that farm size has grown because efficiency requires it, and that any attempts to limit its growth is an infringement on the entrepreneurial spirit of our nation's farmers. It is not possible in this article to address all of the relevant issues surrounding this debate, nor is it a desire to present the various arguments for and against the growth in farm size. Instead, data from the 1978 Census of Agriculture concerning farm structure in Nebraska will be reviewed, along with the most recent U.S. Department of Agriculture (USDA) study on economies of size in field crop farming. Finally, the implications of this study for farm structure in general and, more specifically, for Nebraska farms will be explored.

FARM STRUCTURE IN NEBRASKA

The Census of Agriculture is a valuable source of information concerning the structure of farming. Not only are the size and numbers of farms given, but various organizational features such as the tenure of farm operators and the extent of corporate farming are also given. Table 1 (p. 1) summarizes information concerning farm structure in Nebraska from the most recent Census of Agriculture (1978) and selected census years dating back to 1945.

The fact that the number of farms has steadily declined since 1945 is a surprise to no one. Farm numbers in Nebraska have decreased from just under 112,000 in 1945 to slightly less than 66,000 in 1978. The average annual percentage decrease between 1974 and 1978, however, was less than in any of the previous census periods shown. Both the average annual percentage decrease and the absolute average annual decrease in the number of farms was the greatest during the period from 1954 to 1964.

Not too surprisingly, average farm size in Nebraska parallels closely the decline in farm numbers. Average farm size increased most rapidly during the period between 1954-64, and least rapidly in the most recent census period, 1974-78. During the 1954-64 period, average farm size grew at an average annual rate of 12.5 acres per year, compared to 4.7 acres per year during the 1974-78 period.

A breakdown of farms-by-size categories reveals some interesting trends which have occurred since 1945. The smallest size category of farms (1-99 acres) has actually increased as a percent of the total farms since 1964. This increase (an increase in both the percentage and absolute number of farms) has been attributed by

many to a growing phenomenon called "hobby farming," that is, persons who work full time off the farm, but who commute from a rural acreage where a small amount of agricultural products are grown. Other size categories have reflected the trend toward larger farm size. As a share of total farms, the 100-179 acre category has steadily declined since 1945, the 180-259 acre category since 1954, and the 260-499 acre category since 1964. As one would expect, the largest size categories have all been increasing since 1945.

The value of land and buildings can be used as an indication of the barriers to entry in the farming industry. Although the average value of land and buildings in Table 1 is in nominal rather than real terms, there can be little doubt that the real value has increased dramatically since 1945. The average value of land and buildings was just over \$15,000 in 1945. This compares to over \$372,000 in 1978. Of course, some of this represents the increasing size of farms, but most is due to the rapid escalation of land prices. Regardless of its reasons, the increased value of land has become a major barrier to the entry of beginning farmers in the industry.

Tenure patterns of farm operators in Nebraska have shown significant changes since 1945. Full owners and part owners (those who both own and rent land they operate) as a percent of total farm operators have increased significantly since 1945. Tenants (those who only rent land or work on shares for others) as a percent of total farm operators have decreased from 47.9 percent in 1945 to 21.5 percent in 1978. An optimistic view of this trend is that for various reasons (credit availability, credit programs for beginning farmers, and the like), a higher percent of people who actually work the land also own at least part of the land they operate. Another view, however, is that the decline in the percent of tenants is an indication of increasing barriers to entry. Tenancy (at least in the northern states) has been a traditional way for families who do not own land to enter the farming business and gradually gain ownership. Perhaps as capital requirements have increased, the possibility of going from a tenant to at least a partial owner has decreased over the years, resulting in a relative decline in the number of people attempting tenancy. This is certainly speculative, though, and other explanations might well be given.

The 1978 Census of Agriculture has the most complete breakdown of farms by type of business organization of any of the previous censuses. The major area of clarification deals with the classification of corporations—family held and other than family held. The 1969 Census did not classify corporations in this manner, and although the 1974 Census (continued on page 2)

(continued from page 1) used a similar classification, the accuracy of the data received is in question due to the manner in which the survey questions were asked.

The 1978 Census shows that individual or family farms are by far the most dominant legal form of business organization in Nebraska. Farms owned directly by individuals or families constitute just over 86 percent of all farms. Partnerships follow with almost 10 percent, and corporations with 3.6 percent. Most corporations are family held, with nonfamily corporations representing only 0.3 percent of all farms in Nebraska.

This information concerning the legal form of business organization, however, is not as conclusive as it might seem. Legal form of business organization as used in the census refers to that of the operator, not to that of the land owner. For example, under the census classification a person who only rents land would be classified into one of the three categories: individual or family, partnership, or corporation. At the same time, the land which is rented to the tenant may be owned by an individual or family, partnership, or corporation. In essence, the business organization of the entities which own land is left unclear.

ECONOMIES OF SIZE IN FIELD CROP FARMING

The USDA has just finished the most complete study of economies of size in field crop farming.¹ Economies of size studies attempt to determine the average costs of production as the size

of the farm is varied. Economies of size are important because they have implications for the structure of farming (the size and number of farms). If relatively large farms can produce a bushel of corn considerably cheaper than smaller farms, then that fact may be responsible for the increasing size of Nebraska farms. If, on the other hand, smaller farms can produce nearly as cheaply as larger farms on a per-unit basis, then reasons for the growth in the size of farms must be found elsewhere. The USDA study just mentioned sheds considerable light on this subject.

The USDA studied seven different types of farms which were characteristic of seven different regions of the United States. The corn belt type was most typical of field crop farms in Nebraska. A typical corn belt farm in the study was one which produced a mix of corn, soybeans, winter wheat, and oats. The primary source of data was a 1978 cost of production survey conducted by the USDA. Standard cropping and management practices were identified, and a least-cost combination of inputs was found for various sizes of farms. This information was then combined to produce a long-run average cost curve (LRAC). The LRAC shows the average cost per unit of output as the size of the farm is varied.

¹ Thomas A. Miller, Gordon E. Rodewald, and Robert G. McElroy, *Economies of Size in U.S. Field Crop Farming*, Agricultural Economic Report No. 472 (Washington, D.C.: U.S. Department of Agriculture, Economics and Statistics Service, July 1981).

Table 1
NEBRASKA FARM STRUCTURE

	1978	1974	1964	1954	1945
Number of Farms	65,916	67,597	80,163	100,733	111,756
Average Size of Farms (acres)	702	683	596	471	427
Value of Land and Buildings	\$372,786	\$192,574	\$65,268	\$37,713	\$15,205
Percent of Farms by Size					
1-99 (acres)	19.7	16.2	13.5	14.7	15.8
100-179	12.6	14.0	15.8	22.2	25.3
180-259	9.2	10.3	14.1	18.2	17.6
260-499	24.6	26.8	30.6	26.8	25.1
500-999	18.8	18.6	15.2	10.6	9.7
1000 or more				7.5	6.5
1000 to 1999	9.2	8.5	6.5		
2000 or more	5.9	5.6	4.3		
Number of Farms (%) by Tenure of Operator					
Full owners	26,744 (40.6)	28,674 (42.4)	28,629 (35.7)	35,141 (34.9)	33,622 (30.1)
Part owners	24,971 (37.9)	25,084 (37.1)	26,663 (33.3)	26,342 (26.2)	24,603 (22.0)
Tenants	14,201 (21.5)	13,839 (20.5)	24,871 (31.0)	39,250 (38.9)	53,531 (47.9)
Number of Farms (%) by Business Organization of Farm					
Individual or Family	56,872 (86.3)	NA	NA	NA	NA
Partnerships	6,460 (9.8)	NA	NA	NA	NA
Corporations	2,394 (3.6)	NA	NA	NA	NA
Family held	2,189 (3.3)	NA	NA	NA	NA
Other than family held	205 (0.3)	NA	NA	NA	NA
Other	190 (0.3)	NA	NA	NA	NA
Percent of Sales by Largest 10% of Farms	56.2	52.8	44.8	NA	NA

Figure 1 depicts the LRAC curve arrived at by the study for grain farms in the corn belt region. Gross income depicted on the horizontal axis is a proxy for farm size. The vertical axis shows the cost per dollar of gross income. The vertical distance between the LRAC curve and the one dollar line is equal to net farm income per dollar of gross income. For example, if a farm is grossing \$20,000 per year, the cost per dollar of gross income would be roughly \$0.60 and net farm income per dollar of gross income would be \$0.40. Net farm income in this case is a return to all residual claimants: owned land, equity capital, and operator inputs such as labor, management, and entrepreneurship. In other words, after all cash costs have been met, the remaining net income is a return for the operator's investment, time, and expertise.

Looking at Figure 1, cost per dollar of gross income ranges from around \$0.59 for farms grossing \$20,000 to \$0.48 for farms grossing \$160,000, an \$0.11 differential from the smallest to the largest farms in the study. Farms which are grossing from \$40,000 to \$60,000 have costs per dollar of gross income which are \$0.08 to \$0.05 higher than the largest farm. This general relationship also held for other field crop farming regions. Figure 2 shows the average LRAC curve for the seven field crop farming regions. Here again, costs per dollar of gross income for the smallest farm are about \$0.10 higher than the largest farm, and farms grossing between \$40,000 and \$60,000 have costs per dollar of gross income which range from \$0.05 to \$0.02 higher.

The study concludes that economies of size in field crop farming are not great. According to the report, "The cost curves estimated in this study suggest that technical economies of size exist on field crop farms but that their importance is not great. The estimated LRAC curves decline significantly at first and then are relatively flat over a wide range. Small or medium-size farms in most regions are nearly as efficient as large farms."²

Implications for Farm Managers. The study concludes that for all but the smallest farms, economies of size are not a significant

factor in the success or failure of a farm. The report says, "Based on this more general view of factors affecting efficiency, farm managers should avoid concluding that size is the primary determinant of efficiency. Past some minimum point when a small machinery complement can be efficiently utilized, factors other than size are much more important in controlling per-unit costs. Concentrating on management and productivity appears to be the most important means of increasing efficiency for commercial farms; size is of much less importance."³

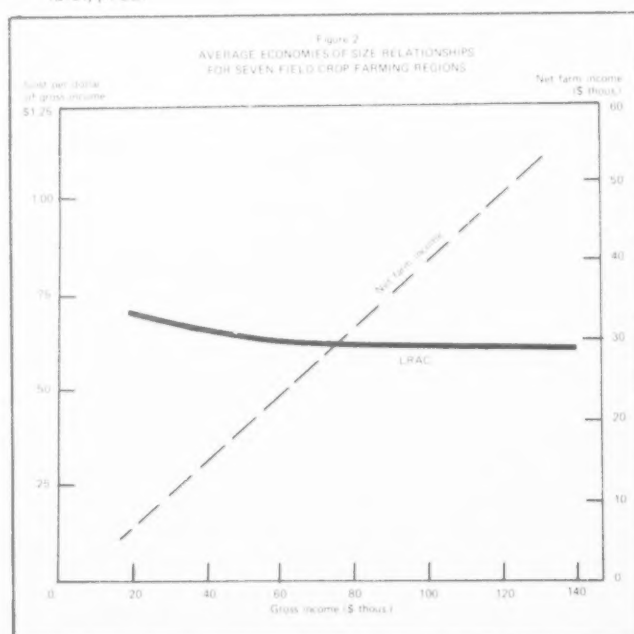
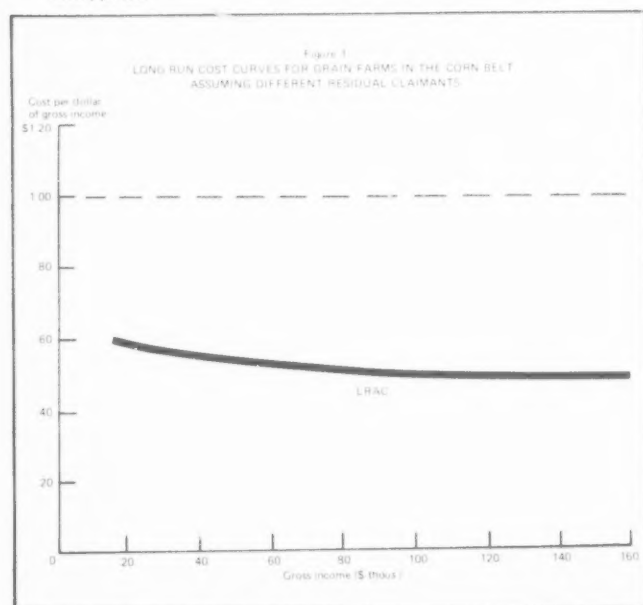
Of course, the biggest problem facing smaller farms is low income. Although per-unit cost and per-unit net income of smaller farms may be similar to those of larger farms, smaller farms simply produce fewer units and, therefore, realize smaller income. Again looking at Figure 2, net farm income is estimated for farms with various gross incomes. The income levels associated with the smallest farms are generally inadequate to support a family. The study notes, however, that many of the smallest farms are part-time units, and that if the farming unit can be combined with other income-producing activities such as custom services, livestock production, or off-farm employment, the production unit may be both efficient and viable.

It should also be pointed out that the USDA study considered only standard cropping methods. One might legitimately ask whether alternative technologies considered to be more appropriate for smaller farms might further enhance the viability of small farms.

Implications for the Growth in Farm Size. Technological change is not always accompanied by increasing economies of size. In this case, it appears that technological change has *allowed*, rather than *forced* farms to grow larger. In other words, the technological changes which have occurred have allowed larger farms to produce at a per-unit cost which is roughly equivalent to smaller farms, whereas at an earlier time they could not. In summarizing previous studies along with (continued on page 5)

³ Ibid., p. 22.

² Ibid., p. 20.



Review and Outlook

A slight decrease in economic activity was recorded in Nebraska in September, with the index slipping 0.6 percent to 139.8 (1967 = 100). All sectors were down, with the exception of manufacturing which recorded a gain of nearly 3 percent.

The agriculture index slipped 0.8 percent following substantial gains in July and August as grain prices tumbled and marketings decreased in volume. The construction index declined again, slipping 6.7 percent from August to September, a sizable one-month decline. The construction index is at its lowest point in 1981, and remains about 10 percent below the June 1980 bottom.

Manufacturing recorded an increase of 2.9 percent in September.

This sector has shown a slow but steady increase during much of 1981, with the index peaking in July, declining sharply in August, and now rebounding in September. The July-August-September movements appear to reflect seasonal adjustments in the work force and may not be indicative of fundamental economic trends.

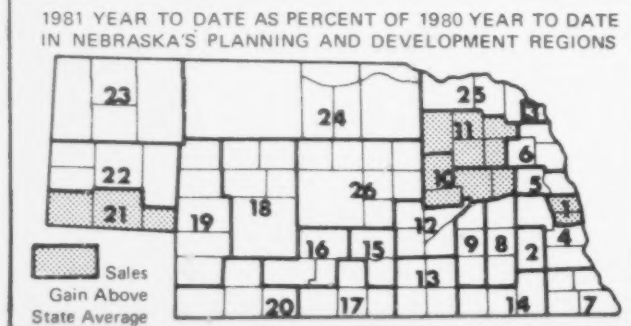
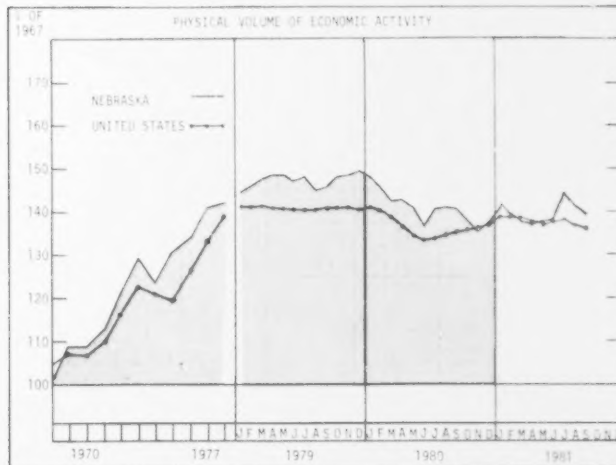
The distributive trade sector and the government sector both recorded decreases in September. The distributive trade sector recorded a decline of 1.3 percent, while the government sector recorded a decrease of 1.2 percent. The government index has drifted erratically lower over the past two years.

Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
September 1981	Current Month as Percent of Same Month Previous Year		1981 Year to Date as Percent of 1980 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	107.2	110.8	108.7	110.8
Agricultural	108.7	110.5	106.7	108.6
Nonagricultural	106.9	110.8	108.9	110.9
Construction	104.3	104.5	128.0	105.1
Manufacturing	110.0	111.8	108.9	110.9
Distributive	106.5	111.3	108.4	111.9
Government	105.0	108.8	106.3	108.7
Physical Volume	100.2	101.2	99.3	100.6
Agricultural	115.2	118.2	100.5	100.7
Nonagricultural	98.0	100.7	99.2	100.6
Construction	99.5	99.6	120.4	98.9
Manufacturing	103.4	103.1	99.5	100.7
Distributive	96.0	100.3	98.0	101.1
Government	97.6	97.4	99.3	99.2
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	369.8	360.0		
Agricultural	385.7	359.5		
Nonagricultural	367.1	360.0		
Construction	236.7	312.5		
Manufacturing	392.5	322.7		
Distributive	376.0	390.1		
Government	362.7	339.7		
Physical Volume	139.8	137.0		
Agricultural	153.7	146.8		
Nonagricultural	137.6	136.7		
Construction	73.3	96.8		
Manufacturing	166.5	133.6		
Distributive	134.6	139.7		
Government	142.2	146.7		

3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)			
Region Number and City	City Sales*	Sales in Region*	
	Sept. 1981 as percent of Sept. 1980	Sept. 1981 as percent of Sept. 1980	Year to date '81 as percent of Year to date '80
The State	93.5	93.5	99.5
1 Omaha	90.2	92.1	102.5
Bellevue	104.4		
2 Lincoln	NA	NA	NA
3 So. Sioux City	109.6	108.5	98.8
4 Nebraska City	88.3	92.1	95.9
5 Fremont	101.2	96.6	97.1
Blair	93.5		
6 West Point	88.2	92.7	92.9
7 Falls City	91.2	94.2	95.7
8 Seward	81.6	89.0	94.5
9 York	94.1	86.8	91.7
10 Columbus	100.2	100.5	100.4
11 Norfolk	98.8	99.7	99.9
Wayne	107.4		
12 Grand Island	88.3	83.7	95.3
13 Hastings	91.9	90.4	97.3
14 Beatrice	103.2	99.0	97.3
Fairbury	93.5		
15 Kearney	97.0	91.0	99.0
16 Lexington	93.6	90.0	94.9
17 Holdrege	96.9	91.7	96.7
18 North Platte	95.7	95.7	94.8
19 Ogallala	94.0	92.3	98.1
20 McCook	85.5	87.2	99.2
21 Sidney	104.7	102.9	100.1
Kimball	114.5		
22 Scottsbluff/Gering	107.6	101.7	98.3
23 Alliance	106.2	102.1	98.9
Chadron	99.3		
24 O'Neill	91.2	91.2	97.2
25 Hartington	90.0	94.3	96.4
26 Broken Bow	104.6	91.0	94.3

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.



(continued from page 3) their own, the authors conclude, "These studies all challenge the conclusion that small farms do not support families adequately because they are inefficient and that farms grow to become more efficient. An alternative explanation is that small farms generate low net farm incomes, and these low incomes cause such farms to exit, become part-time units, or expand to increase income, whether or not economies of size exist. The relatively limited economies of size found on field crop farms would tend to support this second explanation. The process is accelerated by farm operators seeking to expand landholdings because of the expectation of capital gain, which often exceeds farm income."⁴

Of course, the increasing difficulty of earning sufficient income from a small farm is the result of several factors. In a very general sense, the rapid increases in the production of agricultural commodities over the years, along with the increasing costs of purchased inputs, have tended to lower commodity prices relative to costs, which in turn have meant lower profit margins and increased growth incentives. Others have pointed out that many government programs designed to aid agriculture in general have inadvertently fostered greater farm consolidation. U.S. tax policy and commodity programs, it is argued, have tended to benefit larger farms the most and, thereby, have increased the incentives for growth. Low farm incomes of smaller farms, the inadvertent impact of public policy, and the simple desire on the part of farmers to increase their farm size are all reasons for farm size growth. Although there are some economies of size using conventional technology, efficiency appears to be a minor factor in farm consolidation.

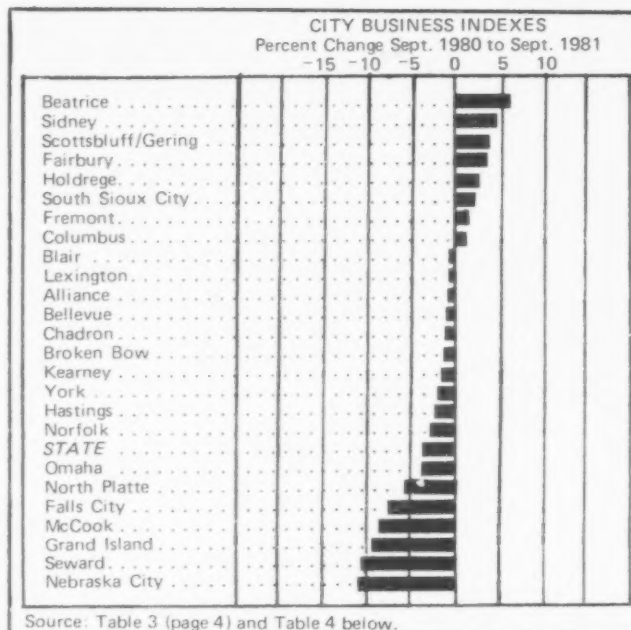
ECONOMIES OF SIZE AND NEBRASKA FARMS

Using data from the Nebraska Crop and Livestock Reporting Service on the value of crops produced, and data from the Census of Agriculture on the number of farms which harvested cropland, rough estimates were made of the average value of crops produced by farms in Nebraska during 1978. In 1978, the value of crop production per farm with harvested cropland averaged \$46,705. Other estimates were made for the central, south, southeast, east, and northeast parts of the state, since these areas more closely approximate the corn belt type of farm (see Figure 3, p. 6). The value of crop production per farm with harvested cropland averaged \$61,849 in the south, \$52,871 in the east, \$51,620 in the central, \$44,772 in the southeast, and \$44,251 in the northeast. These estimates are probably on the low side if one is estimating for a typical cash grain farm, since many (continued on page 6)

⁴ Ibid., p. 22.

5. PRICE INDEXES			
September 1981	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices.....	279.3	110.0	110.6
Commodity component	257.7	107.8	109.1
Wholesale Prices.....	295.5	107.6	109.4
Agricultural Prices			
United States.....	245.0	93.5	107.7
Nebraska.....	251.0	94.4	106.5

*Using arithmetic average of monthly indexes.
Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.



4. SEPTEMBER CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State	101.8	70.1	93.7
Alliance	96.7	67.1	101.6
Beatrice	101.3	229.6	89.3
Bellevue	102.3	46.2	89.0
Blair	104.7	113.3	75.9
Broken Bow	102.4	39.7	100.1
Chadron	100.0	83.1	94.1
Columbus	104.0	76.3	84.3
Fairbury	102.1	290.5	105.5
Falls City	102.5	40.5	92.6
Fremont	102.1	85.5	102.4*
Grand Island	101.9	33.2	103.1
Hastings	102.1	121.1	109.5
Holdrege	103.1	165.3	97.8
Kearney	101.8	84.3	99.3
Lexington	103.4	122.7	106.7
Lincoln	99.8	71.0	87.2
McCook	102.0	57.3	91.0
Nebraska City	101.1	24.5	86.1
Norfolk	101.9	60.3	100.6
North Platte	100.3	44.8	84.5
Omaha	102.3	90.3	93.8
Scottsbluff/Gering	104.2	67.5	92.8
Seward	101.5	48.0	88.4
Sidney	103.2	116.5	101.8
So. Sioux City	98.6	72.2	98.6
York	104.2	86.2	93.9

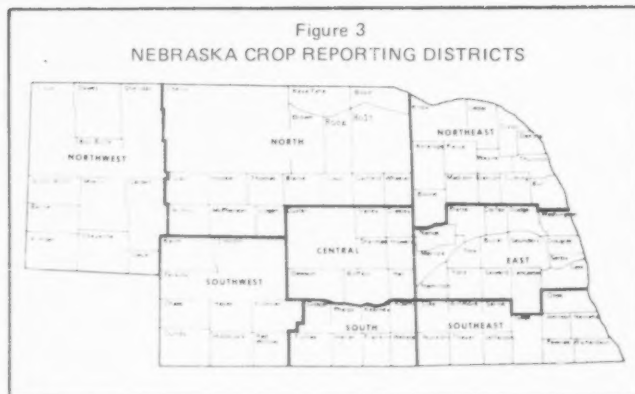
¹ As a proxy for city employment, total employment for the county in which a city is located is used.
² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.
³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.
Source: Compilation by Bureau of Business Research from reports of private and public agencies.

(continued from page 5)

noncommercial farms with sales below \$2,500 per year are included, as are some ranches which raise small amounts of grain.

From these estimates and the USDA study it would appear that, on the average, Nebraska field crop farms are more than adequate in size to realize most economies of size. In addition, it would appear that the income-producing potential of these farms under normal conditions would make them viable units. In fact, as the USDA study points out, field crop farms much smaller than these may be both efficient and viable if they are managed well, and if they can be combined with other income-producing ventures which fully utilize the operators' labor and other inputs.

LYNN NEJEZCHLEB



TELECOURSES

Courses in computer science and flexible reading are available starting February 6, 1982 on the Nebraska Educational Television Network (NETV). "Making It Count (Computer Science 103s)" and "Flexible Reading" are Telecourses, a program of the University of Nebraska-Lincoln Division of Continuing Studies. Any adult can enroll. Books arrive in the mail.

"Making It Count (Computer Science 103s)" is an introduction to computing for which students can earn two hours of University credit. The course acquaints students with hardware and software fundamentals, computer languages, and programming logic. Students follow the development of a computer system to solve a typical problem, and study the computer's role in management decision making and in society at large. Operating systems, multi-programming, system analysis in current computer applications, and the selection and use of computer resources also are discussed.

"Flexible Reading" is a noncredit course to help people learn

to read faster and "smarter." For persons who do a great deal of reading as part of their jobs or their lives, this course hones skills in using different reading speeds, various methods and diversified strategies for different kinds of materials read, and different purposes for reading. A self-directed workbook, which contains information and exercises to make flexible reading part of life, allows participants to study on their own or with friends.

Other Telecourses available this semester are: "Focus on Society (Sociology 153s)"; "World Food Problems (Agriculture 492s)"; "Shakespeare (English 230s)"; "Real Estate Principles and Practices (Finance 382s)"; "Loosening the Grip (Psychology 222s)"; "Home Landscape Gardening"; and "Energy and the Way We Live (Engineering 212s)."

For more information on these Telecourses, call 472-3587 in Lincoln. Elsewhere in the state call toll free 800-742-7511, and be sure to ask for Telecourses.

VIDEO-TAPE OF VOLCKER SPEECH

On November 11, 1981, Mr. Paul A. Volcker, Chairman of the Federal Reserve Board of Governors, Washington, D.C., delivered the E. J. Faulkner Lecture at the University of Nebraska-Lincoln.

The lecture, "The Framework for Prosperity and Growth," was video-taped and is available on a loan basis without charge to

interested groups. Inquiries should be addressed to Donald E. Pursell, Center for the Study of the American Business System, 200 CBA, University of Nebraska-Lincoln, Lincoln, NE 68588. Telephone: (402) 472-2334.

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BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH
Member, Association for University Business & Economic Research

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No. 448 January 1982

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Prepared by the Bureau of Business Research
College of Business Administration

DOUGLAS COUNTY VACANCY RATES AND HOUSING DATA

Omaha vacancy rates were lower than those in Nebraska while rents were slightly higher, according to the 1980 Census of Housing. The value of housing in Omaha was slightly below the average for Nebraska and the United States.

In 1980, vacancy rates in Omaha were 5.5 percent of all year-round housing units. This compares with a rate of 5.9 percent for Douglas County and 7.6 percent for Nebraska. Comparable figures are not available for the United States. Rents in Omaha were below the U.S. average but above the average for Nebraska, as one would expect. The median monthly rent in the city of Omaha was \$175, which compares with a median rent of \$185 for all of Douglas County, \$170 for Nebraska, and \$198 for the United States. Map 2, p. 6, identifies Douglas County tracts.

Whenever the value of owner-occupied housing is examined, the 1980 Census of Housing established a median for Omaha of \$34,400. For all of Douglas County the median was \$39,100, while for Nebraska the median was \$38,000. Median values in Nebraska were below the U.S. median, which the Census established at \$47,200.

TRACT DATA

An analysis of 1980 Douglas County housing data by census tract (Table 1, pp. 2,3) reveals vacancy rates from less than 1/10 of 1 percent to as high as 28.4 percent (tract 14). The Bureau of the Census defines census tracts as small areas into which large cities and adjacent areas have been divided for statistical purposes. Tracts are designed to be relatively homogeneous with regard to population characteristics and generally have an average size of approximately 4,000 residents, although this number may vary from a few inhabitants to nearly 10,000 inhabitants. Tracts are a useful small-area designation within larger metropolitan areas.

The vacancy rate for all housing—owner occupied and renter occupied—was 5.9 percent in 1980. Tracts with a vacancy rate above the average for Douglas County are identified by the shaded area in Map 1. Tracts with a high vacancy rate are concentrated near the inner parts of the city and near downtown. By contrast, tracts with below-average vacancy rates are to be found in the outer areas of the city.

Generally, the proportion of owner-occupied housing increases as one moves away from the inner part of Omaha. Within the central area, owner-occupied housing is less than one-half of total housing units. As one moves to the periphery of the city and outside Omaha's boundaries, the proportion of owner-occupied housing increases. For Douglas County, owner-occupied housing

constitutes 63.3 percent of all housing units, according to the 1980 Census.

The value of owner-occupied housing is also summarized in Table 1. For Douglas County, the median value was \$39,100 as specified by the owners. Median tract values range from a low of \$9,900 in tracts 11, 13.2, and 15 to a high of \$178,900 in tract 74.20. Tracts with median value over \$100,000 include tracts 67.02 and 74.04.

As mentioned above, Douglas County rents were above Nebraska rents but below national rents. For Douglas County, median rent was \$185. Rent values increase toward the boundaries of the city and beyond. In the central area near downtown Omaha, monthly rents of \$85-\$125 are frequent. Moving toward the west from the center part of Omaha, rents rise almost without exception. The highest median rent—\$338 per month—was recorded in tract 47. Tract 74.03 reported a median rent of \$327.

The number of housing units in Douglas County was 155,311 in 1980, up from 129,842 in 1970. The average number of occupants per housing unit declined to 2.66 in 1980, down from 3.11 in 1970.

D. E. P.

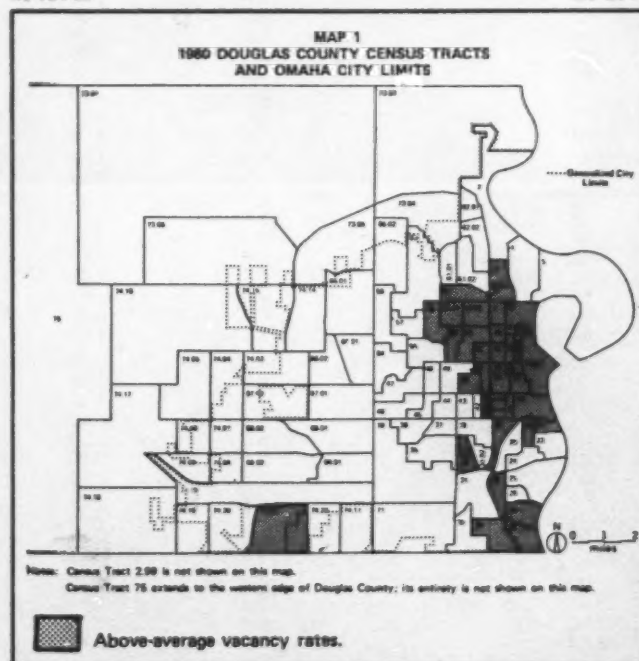


Table 1
METROPOLITAN OMAHA HOUSING TRACT DATA, 1980 CENSUS

Tract Number	Vacancy Rate	Average Number of Persons per Housing Unit	Percent Owner Occupied	Median Rent per Month	Median Value Owner Occupied	Number of Housing Units
2	2.0	2.78	86.4	\$157	\$25,000	1,194
3	9.1	3.08	70.5	143	14,900	975
4	5.8	2.40	80.6	120	14,700	1,100
5	4.8	2.58	67.2	103	13,000	272
6	11.0	2.77	55.8	107	12,100	889
7	14.8	2.55	47.9	90	12,300	782
8	23.8	3.09	66.7	112	12,200	998
9	20.2	2.71	49.3	115	9,900	529
10	13.3	2.66	46.6	85	12,000	671
11	14.3	2.47	50.5	86	9,900	582
12	14.8	2.77	28.4	81	11,000	600
13.1	30.7	2.39	43.1	96	10,400	358
13.2	16.7	2.55	50.6	119	9,900	278
14	28.4	2.50	17.4	82	9,900	169
15	15.9	2.59	49.5	100	9,900	233
16	21.3	1.33	4.2	173	27,500	418
17	16.2	1.52	3.9	117	13,800	610
18	15.8	1.25	4.7	110	15,000	551
19	16.0	1.47	6.4	132	15,400	1,207
20	5.2	2.36	57.5	135	18,200	1,188
21	8.4	2.23	43.1	102	18,000	1,083
22	6.2	2.47	47.1	125	18,500	627
23	3.4	2.60	58.6	149	22,300	882
24	5.5	2.47	57.4	142	20,300	1,347
25	5.5	2.55	75.6	145	22,200	1,009
26	5.8	2.76	65.9	140	23,100	765
27	6.0	2.41	62.3	138	19,700	838
28	6.6	2.46	70.4	157	22,300	1,252
29	8.4	2.90	53.9	95	19,500	1,628
30	2.4	2.70	87.0	163	27,300	2,352
31	2.7	2.65	77.7	124	25,300	1,313
32	8.0	2.01	34.7	116	21,700	1,060
33	9.5	2.62	57.9	144	18,000	883
34	7.8	2.37	65.3	175	29,500	1,578
34.2	2.0	2.75	80.4	163	30,000	981
35	1.5	2.41	71.1	228	37,800	1,989
36	1.9	2.36	84.6	198	34,400	2,024
37	2.2	2.60	89.2	201	39,000	1,105
38	5.3	2.24	38.0	147	35,200	1,967
39	10.7	1.98	20.2	151	21,700	1,260
40	9.9	1.47	9.7	125	22,700	1,357
41	11.2	1.43	2.8	157	37,500	597
42	5.6	1.77	18.8	170	27,300	924
43	4.4	1.60	21.7	180	32,200	1,619
44	4.9	2.25	58.6	165	28,900	811
45	2.4	2.30	72.8	213	41,600	1,525
46	3.3	2.65	72.7	239	52,400	1,018
47	2.5	3.05	94.6	338	87,500	836
48	2.8	1.99	33.6	182	41,200	2,401
49	5.2	2.01	29.5	167	24,600	2,451
50	7.9	2.01	26.8	164	29,700	2,069
51	11.3	2.33	29.7	161	18,500	1,441
52	8.1	3.16	30.7	81	11,900	972
53	13.4	2.89	62.4	118	12,500	912
54	7.1	2.95	57.0	152	15,700	1,399
55	1.6	2.44	78.2	198	42,300	2,273
56	2.8	2.40	73.9	180	27,600	1,819
57	2.8	2.41	68.2	144	27,000	1,986
58	6.1	2.56	66.4	160	27,300	1,971
59.01	7.2	3.09	65.6	147	16,500	1,034
59.02	10.9	2.82	64.4	129	15,400	1,186
60	6.7	2.84	68.1	140	15,200	1,646
61.01	5.1	3.36	67.1	170	22,900	957
61.02	4.4	3.09	81.3	161	21,800	1,643
62.01	5.6	2.33	59.1	177	27,600	233
62.01	3.0	2.96	85.0	180	25,000	1,738
63	3.6	2.75	70.5	204	33,000	3,238
64	3.2	2.61	74.3	178	33,400	2,237
65.01	2.2	2.76	78.1	251	44,600	2,448
65.02	2.1	3.31	85.2	228	35,400	1,445
66.01	3.6	2.37	57.4	212	39,600	3,126
66.02	4.9	2.18	38.0	276	42,100	2,166
67.01	1.6	2.51	72.9	240	77,300	1,474
67.02	5.4	2.65	59.6	291	70,500	1,022
68.01	2.6	2.61	67.5	235	70,800	2,210

(continued on p. 3)

Table 1 (continued)

Tract Number	Vacancy Rate	Average Number of Persons per Housing Unit	Percent Owner Occupied	Median Rent per Month	Median Value Owner Occupied	Number of Housing Units
68.02	1.8	3.04	87.4	\$252	\$79,300	1,280
69.01	1.3	3.19	81.6	244	41,500	1,966
69.02	2.5	3.16	77.6	232	65,200	2,596
70	4.2	2.57	61.1	228	36,900	3,705
71	2.9	3.02	79.2	177	33,000	2,249
74.03	5.1	2.48	50.7	327	82,900	709
74.04	2.0	3.49	96.8	243	85,000	1,063
74.06	2.9	3.52	92.9	273	67,600	962
74.07	3.0	2.79	62.4	257	57,900	1,340
74.08	3.2	3.05	64.9	221	40,400	1,631
74.09	0.2	3.36	79.4	189	43,200	444
74.14	2.3	3.04	73.2	266	46,600	3,869
74.15	3.2	2.70	67.9	254	65,700	712
74.19	2.4	3.12	80.0	193	41,800	819
74.20	2.6	3.26	77.2	229	48,700	1,811
74.21	15.8	1.63	0.1	235	---	1,977
74.22	3.7	2.83	58.3	212	49,400	1,722

OUTSIDE OMAHA

63 Benson Prec.	6.8	3.17	23.7	67	45,000	308
65.02 Benson Prec.	*	*	*	*	*	19
75 Elkhorn City	1.9	2.96	81.5	167	44,400	463
75 Chicago-Baker	7.0	3.34	91.6	180	65,100	1,732
74.11 Ralston City	2.8	2.85	70.3	209	44,700	1,729
74.22 Ralston City	2.0	3.52	85.0	290	48,800	102
69.01 Rem. Douglas Prec.	4.0	3.29	100.0	*	61,500	25
71 Rem. Douglas Prec.	7.1	3.52	97.1	*	40,000	112
74.11 Rem. Douglas Prec.	2.2	3.39	99.2	*	64,300	271
74.12 Rem. Douglas Prec.	10.3	1.87	7.4	228	69,700	978
75 Elkhorn Prec.	1.7	3.42	80.5	155	55,300	287
63 Florence Prec.	4.0	2.25	100.0	*	65,000	25
73.03 Florence Prec.	6.6	3.07	88.6	206	64,200	518
73.04 Florence Prec.	2.9	3.07	97.7	155	70,600	488
73.07 Bennington Vil.	4.0	2.95	73.8	151	34,900	223
73.06 Rem. Jefferson Prec.	3.1	2.95	80.6	250	46,200	64
73.07 "	4.1	3.49	81.7	185	48,600	217
74.05 Boys Town	6.8	2.73	---	174	---	44
66.02 Rem. McArdle Prec.	6.2	1.78	96.7	*	68,600	64
67.02 "	4.2	2.44	53.2	414	137,900	1,075
74.03 "	11.2	2.53	47.2	221	46,200	934
74.04 "	12.2	2.24	41.1	283	106,700	854
74.14 "	8.4	1.57	4.6	232	45,600	645
74.15 "	8.7	2.54	42.6	242	66,400	2,418
74.16 "	5.5	3.06	96.5	288	58,100	2,046
74.17 "	8.4	3.33	97.2	386	67,200	860
74.06 Millard Prec.	19.7	2.93	60.3	222	70,800	867
74.07 "	0	3.82	100.0	---	89,400	77
74.08 "	2.7	3.55	96.3	*	63,100	111
74.09 "	35.1	3.21	79.2	456	64,100	74
74.17 "	8.1	3.58	96.1	424	71,800	2,127
74.18 "	5.1	3.54	88.7	325	6,500	1,855
74.19 "	2.1	3.08	70.0	239	51,900	1,373
74.20 "	11.9	2.70	97.4	*	178,900	176
74.21 "	3.2	3.36	82.3	238	57,900	1,692
75 Valley City	7.3	2.69	65.4	155	30,000	667
75 Rem. Platte Valley Prec.	18.9	2.85	80.2	154	36,900	567
65.01 Union Prec.	1.9	3.58	98.7	*	54,800	156
65.02 "	2.5	3.14	96.8	155	79,500	162
73.03 "	3.3	3.30	91.2	275	88,600	153
73.04 "	4.3	3.23	86.4	*	40,000	23
73.05 "	13.8	2.98	68.4	231	46,700	1,293
73.06 "	17.7	2.52	57.4	260	58,600	1,055
73.07 "	2.9	2.97	84.5	155	58,100	272
75 Waterloo Village	4.0	2.66	77.5	120	69,900	176
75 Rem. Waterloo Prec.	8.0	2.94	84.0	158	53,600	538

* Suppressed to avoid disclosure.

Review and Outlook

The Nebraska net physical volume index increased 0.8% in October from the September level. The increase was largely because of a substantial jump in cash marketing receipts which pushed the agricultural component higher. The nonagriculture component of the state's economy declined 0.1%.

Cash farm marketing receipts in Nebraska were estimated at \$836 million for October 1981. This represents an increase of \$333 million from September 1981 and was \$220 million higher than October 1980. The increase in cash farm marketing receipts was 35.7% above the October 1980 level.

Nebraska had a much greater percentage increase in cash farm, marketing receipts than nationally. Marketing receipts for the

United States totaled \$17.4 billion in October, up \$1.7 billion above the October 1980 level for an increase of approximately 11%. The tendency for increased marketing activity in October was apparent in Nebraska and nationally, but Nebraska certainly outdid the nation with regard to expanding the volume of cash marketings in October.

Prices received by Nebraska farmers were down 2.4% September-October 1981. On a year-to-year basis, prices received by Nebraska farmers were down 11.2%. This compares with a price decrease over the same interval of 9.1% for agriculture prices across the United States. Prices paid increased 4.9% over the interval October 1980-October 1981.

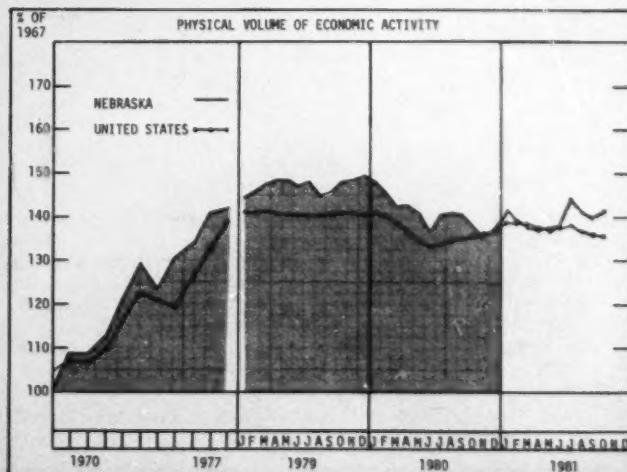
Among the state's nonagricultural (continued on page 5)

Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

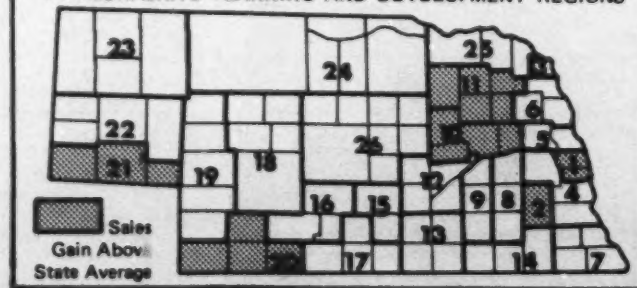
ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
October 1981	Current Month as Percent of Same Month Previous Year		1981 Year to Date as Percent of 1980 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	107.4	108.6	108.6	110.6
Agricultural	121.3	110.6	108.3	108.8
Nonagricultural	105.4	108.5	108.6	110.7
Construction	95.6	100.8	124.6	104.7
Manufacturing	105.7	107.9	108.5	110.6
Distributive	105.4	109.6	108.1	111.6
Government	107.5	107.7	106.8	108.6
Physical Volume	101.9	99.9	99.6	100.6
Agricultural	136.7	121.6	103.9	102.6
Nonagricultural	97.5	99.3	99.1	100.5
Construction	90.9	95.9	117.4	98.6
Manufacturing	101.1	100.4	99.7	100.6
Distributive	95.6	99.4	97.8	101.0
Government	101.2	97.4	99.9	99.0
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	374.5	358.2		
Agricultural	399.9	350.0		
Nonagricultural	370.4	358.5		
Construction	226.8	307.3		
Manufacturing	383.7	316.4		
Distributive	381.7	389.8		
Government	378.0	345.4		
Physical Volume	141.7	135.8		
Agricultural	163.2	145.2		
Nonagricultural	138.4	135.5		
Construction	69.8	94.6		
Manufacturing	162.5	130.3		
Distributive	136.4	139.3		
Government	147.5	147.2		

3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)			
Region Number and City	City Sales*	Sales in Region*	
	Oct. 1981 as percent of Oct. 1980	Oct. 1981 as percent of Oct. 1980	Year to date '81 as percent of Year to date '80
<i>The State</i>	91.9	91.4	98.6
1 Omaha	93.3	93.9	101.4
Bellevue	99.6		
2 Lincoln	86.6	86.7	100.1
3 So. Sioux City	87.2	88.5	97.7
4 Nebraska City	93.1	93.7	95.6
5 Fremont	93.1	87.2	96.0
Blair	92.5		
6 West Point	92.4	89.6	92.5
7 Falls City	92.0	94.2	95.6
8 Seward	92.0	83.2	93.2
9 York	92.9	87.2	91.2
10 Columbus	87.5	88.7	99.1
11 Norfolk	93.7	94.0	99.2
Wayne	94.8		
12 Grand Island	87.3	83.8	94.0
13 Hastings	93.7	91.9	96.7
14 Beatrice	92.0	93.3	96.9
Fairbury	106.4		
15 Kearney	93.0	89.5	97.9
16 Lexington	100.8	91.6	94.5
17 Holdrege	86.6	88.6	95.8
18 North Platte	92.4	91.3	94.4
19 Ogallala	83.3	85.3	96.8
20 McCook	101.6	93.9	98.7
21 Sidney	102.7	103.9	100.5
Kimball	108.6		
22 Scottsbluff/Gering	91.6	86.1	97.0
23 Alliance	101.1	89.5	97.9
Chadron	86.6		
24 O'Neill	96.5	89.0	96.3
25 Hartington	106.0	86.0	95.2
26 Broken Bow	87.8	89.3	93.8

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.



1981 YEAR TO DATE AS PERCENT OF 1980 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



(continued from page 4) sectors, output was down 0.1% September-October. Construction recorded a 4.8% decline in October, the seventh consecutive monthly decline in this index. The construction index peaked at 102.7 in March 1981 and has declined since. The construction index for October 1981 was below the levels recorded in October 1979 and 1980. The index is only about four points above the bottom reached in June 1980.

Output from the manufacturing sector, as measured by the Bureau of Business Research's physical volume index, declined 2.3% in October. The index is above the October 1980 reading of 160.7, but below the October 1979 reading of 172.8.

The manufacturing index reached its trough in August 1980 at 159.1 and has moved erratically since. The index peaked in 1981 at 168.9, dropped in August only to recover somewhat in September, but has now dropped again with the October reading.

The distributive trade component of the net physical volume index increased 0.9% September-October. Output in the distributive trade sector has shown little change during the past three months. Like the other sector indexes, this component is below levels recorded in October 1979 and 1980.

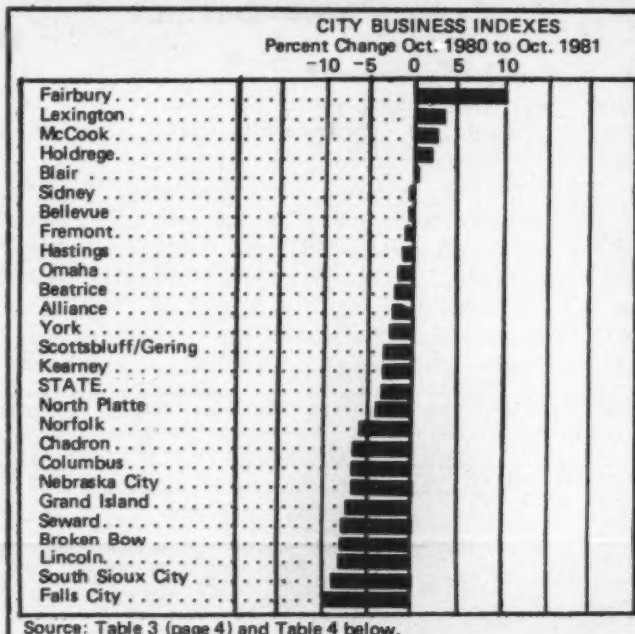
Output in the government sector was up 0.1% in September-October. The index is approximately 1% above the October 1979 and 1980 levels.

Nebraska's retail sales were down 2% September-October. Nationally, retail sales were down 1.5% over the same interval. Year-to-date retail sales on a dollar volume basis are up 7.3% in Nebraska, which is well below the year-to-date 10.5% increase recorded nationally.

Some Nebraska cities had real increases in retail sales in October 1981 when compared with year-earlier levels. Cities recording real gains include Fairbury, 6.4%; Lexington, 0.8%; McCook, 1.6%; Sidney, 2.7%; Kimball, 8.6%; Alliance, 1.1%; and Hartington, 6.0%. On a year-to-date basis, cities recording an increase in real retail sales include Omaha, 1.4%; Lincoln, 0.1%; and Sidney, 0.5%. Regions performing better than the state's average include Regions 1, 2, 10, 11, 20, and 21.

Retail sales were adjusted using the commodity component of the Consumer Price Index. On an October-to-October basis (1980-1981), the total Consumer Price Index was up 10.2%. The commodity component of this index, however, was up 7.1% over the same interval. Rapidly rising housing prices are largely responsible for the higher inflation rate, as measured by the total Consumer Price Index.

D. E. P.



Source: Table 3 (page 4) and Table 4 below.

4. OCTOBER CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State	101.2	90.7	92.8
Alliance	99.0	66.1	93.7
Beatrice	100.0	151.8	88.3
Bellevue	101.5	82.5	109.5
Blair	102.2	166.1	93.5
Broken Bow	101.3	58.9	93.2
Chadron	101.1	87.6	91.6
Columbus	102.2	72.2	90.5
Fairbury	101.6	383.4	86.7
Falls City	101.7	22.8	91.6
Fremont	104.3	114.5	97.7*
Grand Island	101.1	68.0	98.9
Hastings	101.6	128.9	87.6
Holdrege	101.9	377.1	104.6
Kearney	101.2	84.1	96.7
Lexington	102.3	147.2	91.9
Lincoln	99.5	74.8	92.2
McCook	101.5	107.4	93.5
Nebraska City	100.6	49.5	86.8
Norfolk	100.7	50.4	96.8
North Platte	100.1	79.7	91.3
Omaha	101.5	131.4	92.7
Scottsbluff/Gering	102.8	83.0	85.0
Seward	100.6	43.1	91.3
Sidney	101.2	68.7	93.5
So. Sioux City	96.8	67.5	90.6
York	102.2	98.1	82.9

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

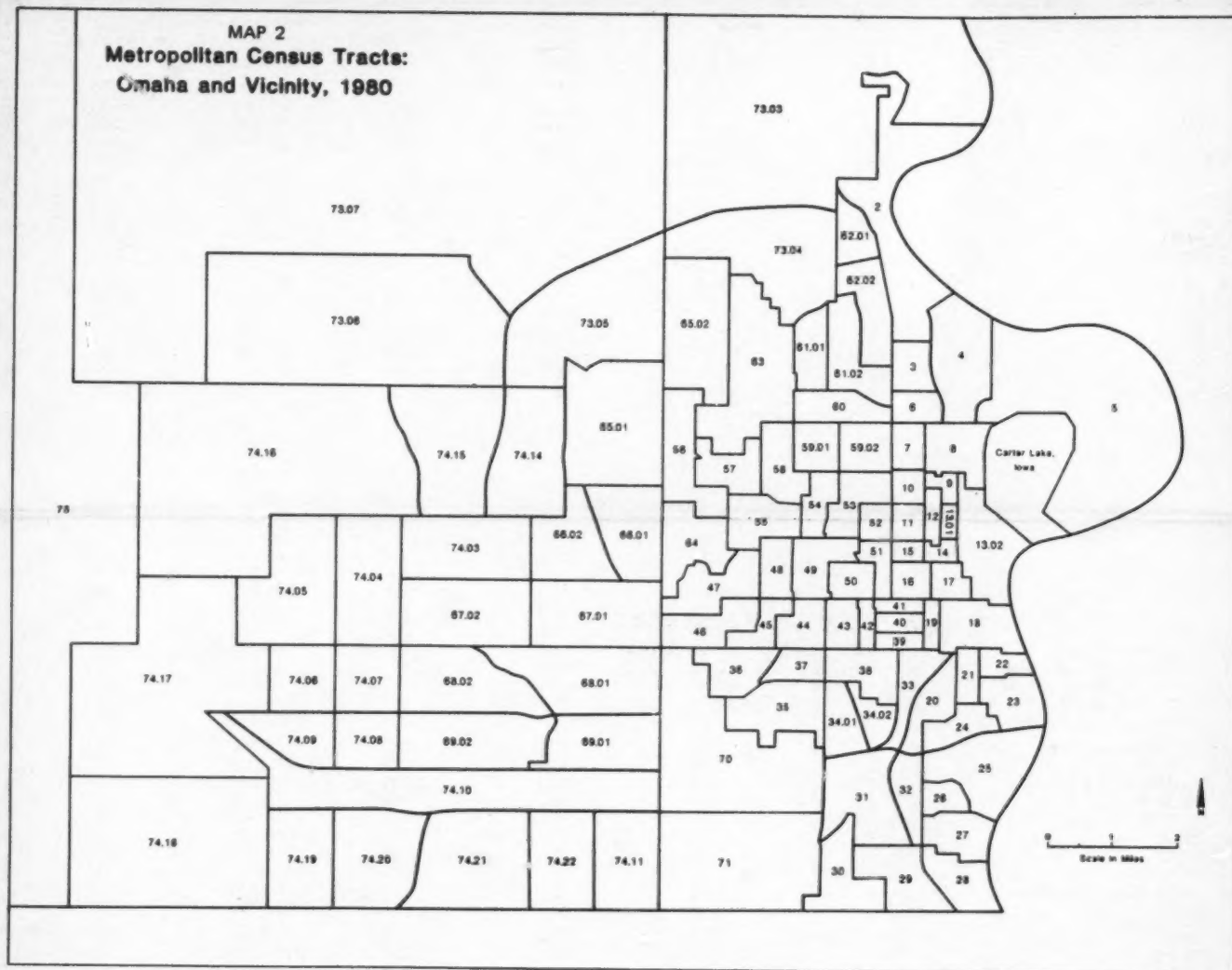
Source: Compilation by Bureau of Business Research from reports of private and public agencies.

5. PRICE INDEXES			
October 1981	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices	279.9	110.2	110.6
Commodity component	257.9	107.1	108.9
Wholesale Prices	296.0	106.6	109.1
Agricultural Prices			
United States	241.0	90.9	105.8
Nebraska	245.0	88.8	104.5

*Using arithmetic average of monthly indexes.

Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.

MAP 2
Metropolitan Census Tracts:
Omaha and Vicinity, 1980



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BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH

Member, Association for University Business & Economic Research

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No. 449 February 1982

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Prepared by the Bureau of Business Research
College of Business Administration

GENERAL POPULATION AND HOUSING CHARACTERISTICS FOR NEBRASKA COUNTIES: 1980

The first in a series of five summary tape files from the 1980 census recently has been released for Nebraska. Summary Tape File 1 (STF 1) contains complete-count data, that is, all the information contained on the short form and obtained from 100 percent of the population. Population items tabulated include age, race, sex, marital status, Spanish origin, household type, and household relationship. Housing items tabulated include occupancy/vacancy status, tenure, contract rent, value, condominium status, number of rooms, and plumbing facilities. In addition, selected aggregates, means, and medians are contained on STF 1. This file, however, does not contain any sample data such as income, employment, or education.

Selected population and housing statistics derived from STF 1 are presented in Table 1 on pages 2 and 3. These data, along with sample data, will be published toward the end of 1982 by the Census Bureau in a publication entitled *Summary Characteristics for Governmental Units*.

The data in Table 1 indicate that most of the state's population was aged 18 to 64 years in 1980. In fact, 58.4 percent of the population was in this primary working age group. This was a substantial increase from the 53.4 percent reported in 1970. An additional 13.1 percent of the population was 65 years old and older in 1980, an increase from the 12.4 percent in 1970.

Despite the relative increases in the two older age groups, the percent of persons under 5 changed very little. In 1980, this group accounted for 7.8 percent of the population, while it accounted

for 8.1 percent in 1970. This means that the largest drop occurred in the percent of school-aged children. The segment of the population 5 to 17 years old declined from 26.1 percent in 1970 to 20.7 percent in 1980.

The net result of the increases in older age groups and declines in the younger age groups is that the median age in Nebraska rose to 29.7 years in 1980. This compares to the median age for 1970 of 28.6 years.

Table 1 also shows that there was considerable variation in age among Nebraska's counties. Figures 1 and 2 focus on two aspects of these differences: the percent of the population aged 18 to 64 years and median ages.

Median ages were used because an analysis of the data showed that counties with low median ages also were likely to have a smaller proportion of their populations 65 years and over, as well as a larger proportion of their populations under 18 years. Differences in median ages, therefore, can be used to explain variations in several of the other age measures. In addition, counties with low median ages tended to have more persons per household (an indication of young families), higher median housing values and rents, and were among the fastest growing in the state.

Given the previous description, it is not surprising that Sarpy County, with a median age of 25.3 years, had the lowest median age in the state. In all, there were 15 counties with median ages lower than the state average of 29.7 years. As Figure 1 indicates, these counties were spread throughout (continued on page 3)

Figure 1
MEDIAN AGE

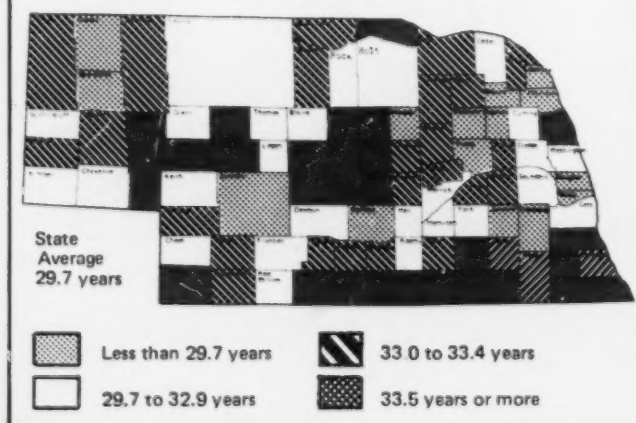


Figure 2
PERCENT OF POPULATION 18 TO 64 YEARS OLD

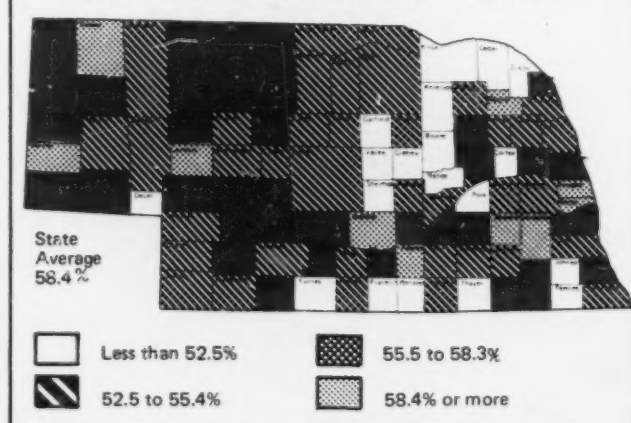


Table 1
SUMMARY OF GENERAL POPULATION AND HOUSING CHARACTERISTICS
FROM THE 1980 CENSUS

County	Total Population	Percent under 5 Years	Percent 18-64 Years	Percent 65 Years and Over	Median Age	Number of House- holds	Persons per House- hold	Median Value of Owner- Occupied Housing Units—\$	Median Rent of Renter- Occupied Housing Units—\$	Rental Vacancy Rates
Adams	30,656	7.1	58.4	13.1	31.0	11,740	2.48	41,400	158	6.3
Antelope	8,675	8.4	51.9	18.3	33.2	3,202	2.68	25,600	89	10.4
Arthur	513	6.0	58.7	14.8	36.3	198	2.59	14,100	90	1.3
Banner	918	8.3	59.7	11.0	33.5	315	2.91	23,200	100	4.0
Blaine	867	6.8	52.8	16.1	32.1	307	2.82	11,100	75	8.2
Boone	7,391	8.1	52.3	18.2	33.6	2,681	2.71	22,600	94	8.9
Box Butte	13,696	9.9	57.8	12.5	27.8	5,038	2.68	43,400	191	10.5
Boyd	3,331	7.1	53.7	22.1	41.3	1,267	2.58	16,300	80	11.4
Brown	4,377	7.9	53.3	18.2	33.9	1,698	2.56	28,700	112	13.8
Buffalo	34,797	7.9	61.8	12.0	26.3	12,284	2.63	44,500	166	8.7
Burt	8,813	6.9	52.8	21.0	38.3	3,371	2.56	26,100	93	6.5
Butler	9,330	7.6	52.6	19.2	35.2	3,379	2.70	22,900	111	8.3
Cass	20,297	7.8	56.9	12.8	30.9	7,150	2.80	34,900	137	8.5
Cedar	11,375	8.7	50.0	17.4	30.4	3,819	2.92	25,700	97	6.6
Chase	4,758	8.8	53.3	16.0	32.3	1,722	2.69	31,100	115	16.5
Cherry	6,758	8.1	57.0	14.8	32.5	2,502	2.67	27,100	129	6.7
Cheyenne	10,057	7.6	56.9	15.6	32.9	3,935	2.53	28,200	118	8.5
Clay	8,106	7.7	53.5	17.7	33.3	3,012	2.64	23,600	109	13.3
Colfax	9,890	7.7	51.2	20.5	34.1	3,684	2.64	27,700	121	6.4
Cuming	11,664	7.6	52.7	17.0	32.6	4,052	2.82	33,600	111	4.5
Custer	13,877	7.9	53.1	19.6	35.9	5,271	2.58	25,000	105	11.4
Dakota	16,573	9.3	57.0	10.3	27.5	5,716	2.86	37,600	185	10.4
Dawes	9,609	7.2	60.4	14.6	27.9	3,498	2.47	31,800	137	10.1
Dawson	22,304	8.9	55.9	14.0	30.7	8,179	2.69	35,900	150	9.1
Deuel	2,462	6.5	51.4	21.5	39.1	963	2.53	26,700	81	8.8
Dixon	7,137	7.8	51.7	18.6	33.0	2,551	2.76	24,800	114	7.5
Dodge	35,847	7.5	56.9	15.1	31.7	13,292	2.62	34,300	153	7.0
Douglas	397,038	7.8	60.5	10.4	28.7	146,129	2.66	39,100	185	7.7
Dundy	2,861	7.0	54.9	20.7	39.0	1,148	2.43	21,300	84	15.5
Fillmore	7,920	7.1	53.0	19.5	36.3	3,009	2.55	27,900	105	5.9
Franklin	4,377	6.4	51.5	24.1	42.3	1,743	2.45	18,800	86	10.4
Frontier	3,647	8.1	55.3	17.0	32.2	1,344	2.67	27,400	111	8.2
Furnas	6,486	6.7	50.7	25.1	41.3	2,613	2.39	20,000	84	11.9
Gage	24,456	6.6	56.8	18.1	34.9	9,245	2.51	30,200	129	8.1
Garden	2,802	5.4	54.4	22.1	41.9	1,130	2.41	24,000	90	12.3
Garfield	2,363	6.6	50.3	22.6	38.5	914	2.52	23,100	79	9.1
Gosper	2,140	7.4	56.2	16.2	35.5	774	2.70	35,400	130	10.9
Grant	877	7.8	56.0	13.6	30.5	322	2.72	16,300	108	9.3
Greeley	3,462	8.9	49.5	19.4	33.7	1,213	2.77	18,600	88	7.9
Hall	47,690	8.5	57.4	12.5	29.7	17,463	2.67	43,600	174	8.7
Hamilton	9,301	7.9	55.7	14.0	31.3	3,271	2.77	35,800	131	6.6
Harlan	4,292	6.2	53.3	21.4	39.0	1,688	2.51	22,300	89	9.1
Hayes	1,356	8.0	57.9	13.1	33.0	480	2.83	21,800	92	35.2
Hitchcock	4,079	8.8	53.5	18.4	34.1	1,536	2.61	21,300	97	6.1
Holt	13,552	9.1	53.6	15.4	30.4	4,790	2.78	28,900	114	9.3
Hooker	990	7.6	54.4	19.2	36.6	378	2.54	28,100	110	5.5
Howard	6,773	8.0	52.7	16.6	33.4	2,364	2.83	29,600	111	13.6
Jefferson	9,817	6.4	55.5	20.6	37.8	3,936	2.45	22,400	102	8.2
Johnson	5,285	7.0	52.3	21.8	39.4	2,040	2.55	22,800	89	10.4
Kearney	7,053	7.2	55.9	16.7	33.6	2,543	2.63	36,900	139	7.7
Keith	9,364	7.9	57.3	13.6	32.4	3,491	2.65	38,000	142	15.1
Keya Paha	1,301	8.2	54.6	15.8	33.3	479	2.72	27,800	107	6.6
Kimball	4,882	7.8	56.6	13.9	32.2	1,800	2.67	30,600	117	12.2
Knox	11,457	7.8	52.0	19.2	34.7	4,176	2.68	24,700	87	8.9
Lancaster	192,884	6.9	65.5	10.1	27.6	71,769	2.52	47,300	192	7.0
Lincoln	36,455	8.7	57.4	11.9	29.3	13,245	2.72	44,000	182	8.8
Logan	983	10.6	53.8	14.8	31.4	349	2.74	27,300	133	13.1
Loup	859	6.9	55.1	16.8	35.7	319	2.69	18,800	87	1.1
Madison	31,382	8.4	58.0	14.6	29.5	11,586	2.61	40,100	168	7.6
McPherson	593	6.6	55.1	17.7	37.2	221	2.68	20,700	108	7.9

Table 1 (continued)

County	Total Population	Percent under 5 Years	Percent 18-64 Years	Percent 65 Years and Over	Median Age	Number of Households	Persons per Household	Median Value of Owner-Occupied Housing—\$	Median Rent of Renter-Occupied Housing Units—\$	Rental Vacancy Rates
Merrick	8,945	8.3	53.6	15.7	31.9	3,129	2.80	29,300	117	8.6
Morrill	6,058	8.3	54.1	17.0	33.1	2,230	2.67	27,800	114	11.6
Nance	4,740	8.4	51.9	18.7	34.0	1,712	2.69	21,400	93	12.7
Nemaha	8,367	7.2	56.8	18.4	33.1	3,200	2.49	27,500	118	6.9
Nuckolls	6,726	7.0	53.2	19.8	37.3	2,590	2.53	21,200	85	8.1
Otoe	15,183	6.8	53.6	19.4	36.0	5,801	2.55	31,200	127	8.1
Pawnee	3,937	5.6	52.1	24.8	45.0	1,578	2.45	13,300	83	9.9
Perkins	3,637	9.1	54.2	17.5	34.0	1,361	2.63	32,900	112	6.5
Phelps	9,769	7.7	55.1	17.9	34.1	3,699	2.56	35,800	129	10.4
Pierce	8,481	8.3	53.6	17.1	33.3	3,046	2.74	31,200	104	8.3
Platte	28,852	9.1	56.6	12.2	28.8	10,084	2.84	42,400	158	11.2
Polk	6,320	7.5	51.2	20.0	35.4	2,322	2.66	25,200	94	12.4
Red Willow	12,615	7.9	56.8	15.5	31.7	4,795	2.59	34,600	137	10.2
Richardson	11,315	6.5	52.8	22.4	39.3	4,479	2.46	22,600	96	9.5
Rock	2,383	8.1	53.4	16.6	31.6	883	2.67	28,600	97	10.0
Saline	13,131	6.6	55.4	19.9	34.3	4,925	2.50	31,200	135	5.5
Sarpy	86,015	9.3	61.0	3.4	25.3	26,303	3.19	48,000	229	3.4
Saunders	18,716	7.7	54.5	15.8	32.5	6,603	2.80	33,600	129	7.4
Scotts Bluff	38,344	8.4	56.8	13.0	30.1	13,813	2.73	37,300	154	9.2
Seward	15,789	7.8	59.4	14.0	28.6	5,258	2.73	38,600	139	7.2
Sheridan	7,544	8.4	54.1	17.1	33.9	2,813	2.62	27,800	111	9.8
Sherman	4,226	7.0	49.7	20.7	36.7	1,530	2.71	20,500	81	9.8
Sioux	1,845	7.3	58.1	13.8	34.2	663	2.78	21,700	91	3.9
Stanton	6,549	9.8	53.8	12.2	27.9	2,152	3.01	37,200	119	2.4
Thayer	7,582	6.5	52.4	22.0	39.0	2,922	2.52	21,800	101	8.8
Thomas	973	9.1	57.3	12.2	29.9	358	2.72	21,400	100	10.2
Thurston	7,186	9.5	52.5	13.4	28.9	2,347	3.01	24,200	101	10.6
Valley	5,633	7.4	52.1	20.6	36.3	2,170	2.55	26,500	92	9.0
Washington	15,508	7.3	57.6	12.4	30.6	5,257	2.84	41,700	139	8.3
Wayne	9,858	6.7	62.6	13.9	27.2	3,332	2.60	39,800	133	6.1
Webster	4,858	6.7	50.8	23.3	41.7	1,915	2.47	20,900	87	11.3
Wheeler	1,060	9.5	54.0	12.8	29.0	368	2.88	19,800	88	1.7
York	14,798	7.5	57.1	15.1	31.3	5,428	2.63	37,100	141	6.8
Nebraska	1,569,825	7.8	58.4	13.1	29.7	571,400	2.66	38,000	170	7.9

Source: U.S. Bureau of the Census, unpublished data from STF 1A.

(continued from page 1) the state and showed little geographic concentration, with the possible exception of the cluster of counties in the northeast. Some of the counties with low median ages (less than 28 years) were Buffalo, Wayne, Dakota, Lancaster, Box Butte, Stanton, and Dawes.

Pawnee County population was the oldest in the state, with a median age of 45.0 years. Five other counties had median ages greater than 40: Franklin, Garden, Webster, Boyd, and Furnas. More than one-fifth of the population in these counties was 65 and over.

Many of the counties with the highest median ages were located in the extreme southern portion of the state. Most of these counties have experienced decades of outmigration and population losses. In fact, many are now experiencing natural declines in population, that is, more deaths than births. Another group of counties with relatively high median ages can be found in central and west-central Nebraska.

Ten counties in the state had a larger or the same share of their population in the 18 to 64 category as the state total. These counties were headed by Lancaster County with 65.5 percent. The remainder of these counties were Wayne, Buffalo, Sarpy, Douglas, Dawes, Banner, Seward, Arthur, and Adams. Most of

these counties contained a college or other institution which would attract a large number of persons in this category. Counties with relatively large percentages of their populations aged 18 to 64 years generally were among the largest and fastest growing in the state.

Figure 2 shows the geographic distribution of this age group. Counties with the lowest percentages primarily were located in the northeast and central part of the state, but some also are scattered along the Kansas border. Sherman and Greeley counties in central Nebraska were the only counties with less than 50 percent of their populations between 18 and 64.

As the median age of the state has increased and more of the population has become 65 years and over and less is under 18 years of age, the average household size has declined. In 1970, Nebraska had 3.02 persons per household. Ten years later, however, this number dropped to 2.66 persons per household.

Counties in the state exhibited a similar pattern between age and household size. By comparing Figure 3 with Figure 1, it can be seen that the southern Nebraska counties with the highest median ages also reported the smallest household sizes. Eleven counties had fewer than 2.5 persons per household. Among the lowest were Furnas, Garden, Dundy, (continued on page 6)

Review and Outlook

Nebraska's real output increased in November compared to October. The physical volume index of the Nebraska economy increased 0.8 percent. This index is compiled by the College of Business Administration's Bureau of Business Research. Nebraska's physical volume index was 2.2 percent above the year's previous level.

The month-to-month increase was attributable entirely to agriculture. The index for this component of the Nebraska economy was up 10.8 percent, October-November. Cash farm marketings were estimated at \$840 million for November 1981. On a seasonally adjusted basis, receipts were estimated at \$650 million, up 7.9 percent from October. The November 1981 marketing of

agriculture products was 37 percent ahead of the November 1980 level.

Prices, of course, remain depressed compared to one year ago. Nebraska agriculture prices received by farmers in November 1981 were 12.4 percent below year-earlier levels. A slight improvement was recorded October-November when prices received increased 4.2 percent. For comparison, agriculture prices nationally were down 10.7 percent November 1980-November 1981 and were unchanged over the interval October-November 1981. Prices paid increased 4.9 percent November 1980-November 1981.

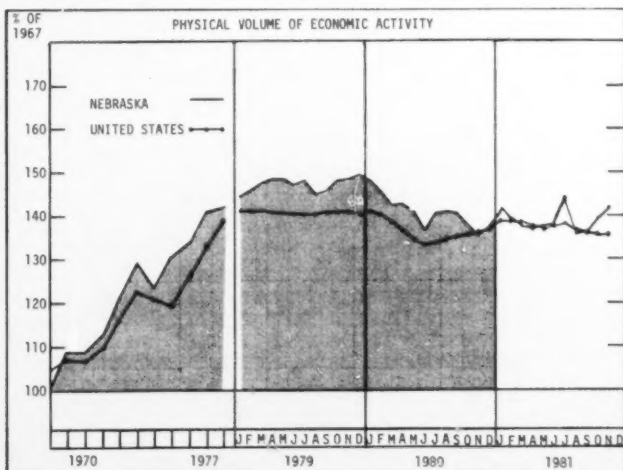
Nebraska's nonagriculture sector declined 0.7 percent October-November 1981. Sectors declining include construction, manufacturing, and distribution. The government (continued on page 5)

Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

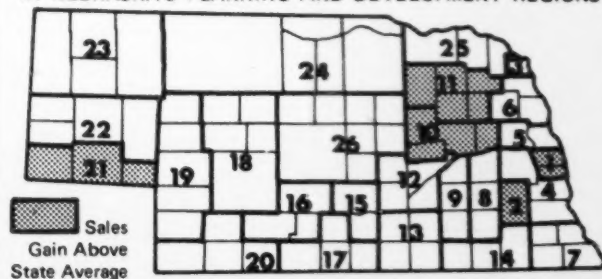
ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
November 1981	Current Month as Percent of Same Month Previous Year		1981 Year to Date as Percent of 1980 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	107.3	107.5	107.0	110.2
Agricultural	133.5	107.5	98.1	104.4
Nonagricultural	104.1	107.5	108.2	110.3
Construction	89.6	98.3	121.1	103.8
Manufacturing	103.8	105.4	108.2	110.1
Distributive	104.4	109.2	107.8	111.4
Government	107.0	107.7	106.8	108.5
Physical Volume	102.2	99.4	98.5	100.3
Agricultural	152.4	120.3	95.6	99.9
Nonagricultural	96.8	98.8	98.9	100.4
Construction	84.2	92.4	112.6	97.3
Manufacturing	99.7	98.5	99.8	100.5
Distributive	95.3	99.7	97.6	100.8
Government	101.2	98.1	100.0	99.1
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	372.3	358.4		
Agricultural	384.5	344.3		
Nonagricultural	370.2	358.9		
Construction	223.7	306.6		
Manufacturing	381.2	310.9		
Distributive	382.3	393.2		
Government	378.9	347.4		
Physical Volume	140.2	135.5		
Agricultural	155.1	141.7		
Nonagricultural	137.9	135.3		
Construction	67.6	92.6		
Manufacturing	161.4	128.1		
Distributive	136.2	140.1		
Government	147.2	148.2		

3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)			
Region Number and City	City Sales*	Sales in Region*	
	Nov. 1981 as percent of Nov. 1980	Nov. 1981 as percent of Nov. 1980	Year to date '81 as percent of Year to date '80
<i>The State</i>	95.9	94.9	98.3
1 Omaha	99.3	99.3	101.2
Bellevue	98.8		
2 Lincoln	89.2	89.3	99.1
3 So. Sioux City	95.7	91.6	97.1
4 Nebraska City	95.8	90.9	95.2
5 Fremont	96.9	92.7	95.7
Blair	93.4		
6 West Point	86.9	81.8	91.5
7 Falls City	97.6	94.0	95.4
8 Seward	101.4	90.4	92.9
9 York	111.4	103.2	92.2
10 Columbus	121.0	105.0	99.6
11 Norfolk	95.5	92.0	98.5
Wayne	81.4		
12 Grand Island	88.7	88.7	93.6
13 Hastings	88.1	89.9	96.1
14 Beatrice	101.2	94.5	96.7
Fairbury	103.6		
15 Kearney	90.5	86.0	96.8
16 Lexington	101.2	94.7	94.6
17 Holdrege	108.5	100.6	96.2
18 North Platte	89.0	89.3	94.0
19 Ogallala	97.7	87.2	96.0
20 McCook	85.8	87.8	97.7
21 Sidney	94.4	95.8	100.1
Kimball	97.3		
22 Scottsbluff/Gering	93.7	88.3	96.1
23 Alliance	94.4	87.2	96.9
Chadron	91.1		
24 O'Neill	93.3	84.9	95.2
25 Hartington	90.2	80.6	93.8
26 Broken Bow	80.7	79.4	92.4

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.



1981 YEAR TO DATE AS PERCENT OF 1980 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



(continued from page 4) sector was unchanged. Output from Nebraska's nonagriculture sector has declined over the past two years. Over the past year, November 1980-November 1981, the index is down 3.2 percent, while over the past two years, November 1979-November 1981, the index is down 7.5 percent.

Output in Nebraska's construction industry slipped slightly in November when compared to October. The index was down 1.7 percent.

The manufacturing component of the index declined 2 percent October-November. The index in November 1981 stood at 161.4 (1967=100). This index had a double peak in April and July, declined sharply in August, recovered somewhat in September, then declined during the months of October and November.

The distributive trade index declined 0.3 percent. The November 1981 level is below the year-earlier level and that for 1979.

The government component of the index was unchanged at 147.2 percent. This sector is approximately 1 percent above 1980 and 1979 comparable levels.

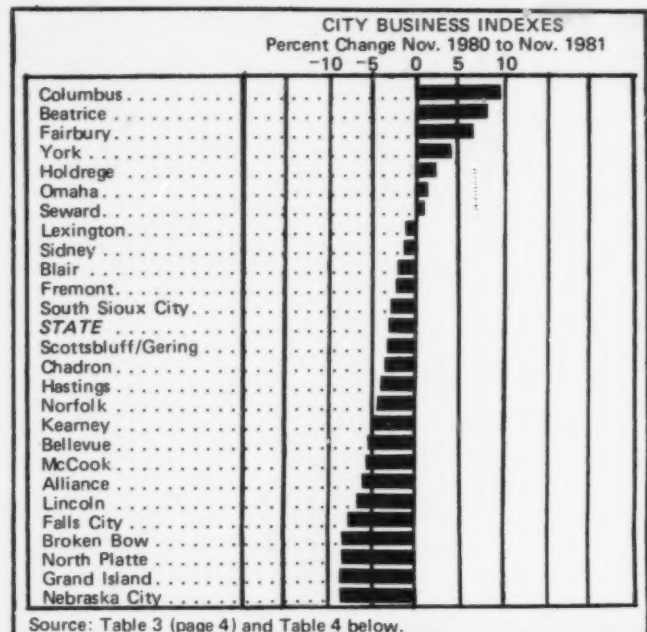
Nebraska retail sales were up 0.9 percent on a dollar volume basis. When adjustments are made for price changes, real retail sales were down 5.1 percent November 1980-November 1981. The commodity component of the consumer price index increased 6.4 percent over the interval November 1980-November 1981.

Nonmotor vehicle sales were down 4.1 percent on a price-adjusted basis, while motor vehicle sales were down 16.9 percent on a price-adjusted basis. Total retail sales in November 1981 were approximately \$751 million dollars, with \$697 million representing nonmotor vehicle sales.

Cities with gains in real retail sales include Columbus, up 21 percent; Holdrege, up 8.5 percent; York, up 11.4 percent; Seward, up 1.4 percent; and Beatrice and Lexington, up 1.2 percent. Other major Nebraska trading points recorded decreases in real retail sales. Real retail sales were down 0.7 percent in Omaha and down more than 10 percent in Lincoln when November 1981 is compared with year-previous levels.

Nebraska employment in November 1981 was estimated at 755,000, up more than 2,000 from November 1980. Since the labor force expanded by more than 7,000 persons during the same interval, unemployment increased to more than 33,000. Nebraska's unemployment rate for November 1981 was estimated at 4.3 percent, less than half the national rate of 8.4 percent. Nebraska November data are, of course, subject to revision. Preliminary January 1982 data indicate a slight rise in employment and a sharp rise in unemployment compared to January 1981.

D. E. P.



4. NOVEMBER CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State	102.5	62.6	96.4
Alliance	97.5	60.9	95.4
Beatrice	101.9	341.0	93.7
Bellevue	104.0	23.2	96.4
Blair	102.7	93.2	91.7
Broken Bow	102.5	83.0	103.5
Chadron	102.2	84.8	83.0
Columbus	102.2	73.6	96.1
Fairbury	101.5	217.2	100.3
Falls City	102.1	20.8	96.3
Fremont	101.8	70.0	101.1*
Grand Island	102.0	35.3	96.4
Hastings	101.2	114.9	109.7
Holdrege	101.9	51.8	129.0
Kearney	101.5	73.9	113.3
Lexington	102.6	56.5	165.2
Lincoln	102.6	47.4	92.2
McCook	102.0	89.9	98.1
Nebraska City	99.5	22.8	95.2
Norfolk	101.0	56.4	100.0
North Platte	100.1	45.1	99.2
Omaha	104.0	85.7	95.1
Scottsbluff/Gering	107.4	45.1	76.2
Seward	103.2	66.3	100.3
Sidney	100.5	117.9	104.0
So. Sioux City	100.1	84.6	104.5
York	103.2	59.2	110.3

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

Source: Compilation by Bureau of Business Research from reports of private and public agencies.

5. PRICE INDEXES			
November 1981	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices	280.7	109.6	110.5
Commodity component	258.0	106.4	108.6
Wholesale Prices	295.5	105.9	108.8
Agricultural Prices			
United States	243.0	89.3	104.2
Nebraska	248.0	87.6	102.8

*Using arithmetic average of monthly indexes.
Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.

(continued from page 3)
and Richardson.

Only three counties averaged more than 3.0 persons per household: Sarpy, Stanton, and Thurston. Most of the other counties with relatively large household sizes also were located in the eastern one-third of the state.

Another characteristic obtained from the 1980 census and presented in Table 1 is the median value of owner-occupied housing units. Statewide the median value was \$38,000, with a low of \$11,100 in Blaine County and a high of \$48,000 in Sarpy County. Caution should be used in interpreting these values, however, because the values were not market prices but were listed by the owners. The possibility of underestimation exists if a house was purchased several years ago.

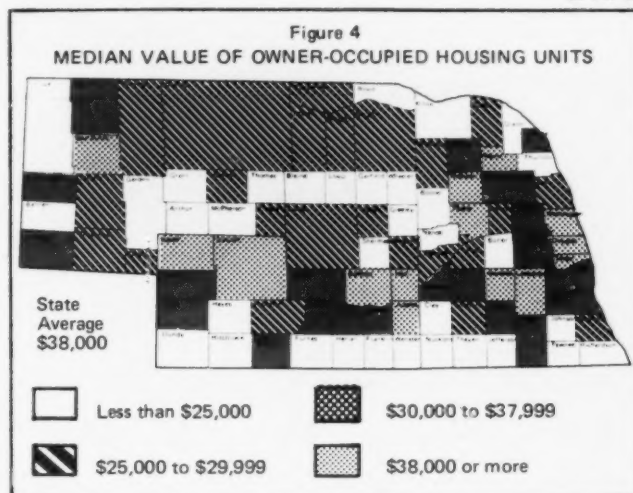
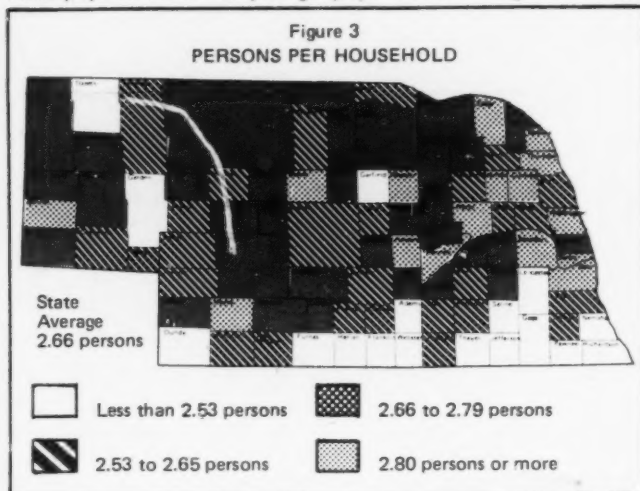
In general, counties with relatively high housing values were more populous and had younger population and larger household

Pawnee, Jefferson, Franklin,

sizes than the counties with low housing values. They also were growing in population and were experiencing net immigration. Fourteen counties recorded median housing values which were higher than the state average. Among the highest in this group were Lancaster, Buffalo, Lincoln, Hall, and Box Butte.

Figure 4 presents a geographic comparison of housing values. Looking at this map, a pattern like the three previous figures emerges—the clustering of similar values in Nebraska's southern counties. Housing values in this group of counties were among the lowest in the state. Other counties with low housing values were located in the sparsely populated counties in the central and western portion of Nebraska and along the Missouri River in the northeast. Nine counties had median housing values less than \$20,000: Blaine, Pawnee, Arthur, Grant, Boyd, Greeley, Loup, Franklin, and Wheeler.

J. A. D.



AMA TO SPONSOR INDUSTRIAL MARKETING SEMINAR

"Industrial Marketing in Today's Competitive Environment" will address the problems and opportunities facing businesses in an era of supply-side economics. This one-day seminar will be held on Thursday, April 15, 1982, at the Peter Kiewit Confer-

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For more information, including registration fees, contact Ronald Sagehorn, seminar chairman, Union Pacific Railroad, Omaha, Nebraska (402) 271-4005.

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BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH

Member, Association for University Business & Economic Research

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No. 450 March 1982

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CONGRESSIONAL INFO SERVICE 274388
SRI-ACQUISITIONS BR
7101 WISCONSIN AVE
WASHINGTON, DC 20014

unl news

Vol. 61 No. 22 April 1982 (ISSN 0149-4163)

Published once in June, July, and Aug., twice in Jan., March, and Nov., three times in Feb., May, Sept., Oct., and Dec., and four times in April by the University of Nebraska-Lincoln, Dept. of Publications Services & Control, 209 Nebraska Hall, Lincoln, NE 68588-0524. Second-Class Postage Paid at Lincoln, NE POSTMASTER: Send address changes to UNL News, Dept. of Publications Services & Control, 209 Nebraska Hall, University of Nebraska-Lincoln, NE 68588-0524.

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Business
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Nebraska



Prepared by the Bureau of Business Research
College of Business Administration

ELECTRICITY CONSUMPTION IN NEBRASKA: 1960-1980

When it comes to the production and distribution of electricity in Nebraska, this state is unique. Nebraska is the only state in the nation which supplies its citizens with electrical power entirely from public and cooperatively owned utility firms. The origin of public power dates back to the 1930s. Today, urban as well as rural consumer electric rates in Nebraska are among the lowest in the nation.

TOTAL ELECTRICAL CONSUMPTION

During 1960, sales of electricity to ultimate consumers in Nebraska amounted to approximately 4,065 million kilowatt-hours (KWHs) (see Table 1). By the end of 1970 this consumption had increased to 9,757 million KWHs per year. The increase for the ten-year period was 140 percent. Compounded on an annual basis, this results in a 9.15 percent growth rate from 1960 to 1970.

By 1980, total consumption of electricity in Nebraska had increased to about 14,002 million KWHs. The increase from 1970

to 1980 was 44 percent. Compounded on an annual basis, this indicates a 3.68 percent growth rate from 1970 to 1980 (see Figure 1, p. 2). For the entire historical period from 1960 to 1980, the annual compounded growth rate of electrical consumption was 6.38 percent (see Figure 2, p. 3).

These data show a large reduction in the annual growth rate in the 1970s compared to the 1960s. The energy "crisis" is frequently cited as the major cause for this reduction. Electricity prices during the 1970s have been increasing more rapidly than the general price level. When we disaggregate the 1970s, however, the data indicate a growth rate of 3.44 percent from 1970 to 1975. From 1975 to 1980 the growth rate was 3.92 percent. This indicates that during the 1975 to 1980 time period, consumption of electricity has, once again, been increasing more rapidly than during the first half of the decade.

Beginning in 1973, higher prices for electricity appear to have effectively curbed demand by

(continued on page 2)

Table 1
ELECTRICAL CONSUMPTION
(millions of kilowatt-hours)

Year	Total	Residential	Commercial	Industrial	Irrigation
	I	II	III	IV	V
1960	4,065	1,907	1,247	866	45
1961	4,427	2,082	1,384	902	59
1962	4,789	2,221	1,560	969	39
1963	5,221	2,442	1,710	985	84
1964	5,534	2,607	1,839	1,004	84
1965	6,023	2,816	1,997	1,139	71
1966	6,098	2,850	1,975	1,175	98
1967	6,101	2,816	2,017	1,158	110
1968	7,391	3,099	2,517	1,641	134
1969	8,916	3,682	3,194	1,890	150
1970	9,757	4,107	3,469	1,946	235
1971	10,271	4,308	3,734	1,971	258
1972	9,936	4,081	3,712	1,900	243
1973	10,703	4,436	3,921	2,065	278
1974	10,951	4,512	3,797	2,240	402
1975	11,552	4,693	3,641	2,776	442
1976	12,081	4,722	3,797	2,993	569
1977	12,414	4,859	3,937	3,211	407
1978	13,339	5,326	4,079	3,420	514
1979	13,604	5,241	4,120	3,834	409
1980	14,002	5,497	4,182	3,713	610

Source: Columns II through IV: Department of Energy, *State Energy Report* and *Monthly Energy Data Report*.
Column V: USDA - Rural Electric Association, *Annual Statistical Report*.

(continued from page 1) commercial consumers and, to a lesser extent, residential consumers. Higher prices had little impact, however, upon industrial and irrigation consumers of electricity. Annual growth rates in demand for electricity were:

	1960-1973	1973-1980
Residential	6.72%	3.11%
Commercial	9.22	0.91
Industrial	7.00	8.93
Irrigation	14.95	11.92

The commercial sector's electrical growth rate decreased dramatically between 1973 and 1980. Also, during this time frame, the residential sector's electrical growth rate declined to about one-half the rate it was from 1960 to 1973. Irrigation's growth rate of electricity remained relatively high and shows a moderate decline for 1973-1980 compared to 1960-1973. The industrial sector's growth rate, on the other hand, indicates a sizable increase.

RESIDENTIAL SECTOR

The residential sector consists of the aggregate of all types of housing units. Sales of electricity to ultimate consumers in the residential sector in Nebraska during 1960 was 1,907 million KWHs (see Table 1). By the end of 1970, consumption had increased to 4,107 million KWHs. The 115 percent increase results in an annual compounded growth rate of 7.97 percent during this ten-year period.

At the end of 1980, electrical consumption in the residential sector had increased to 5,497 million KWHs. From 1970 to 1980, consumption had increased 34 percent. Compounded on an annual basis, this indicates a 2.96 percent growth rate of electrical consumption.

The electrical consumption growth rate from 1970 to 1975

was 2.70 percent and from 1975 to 1980 it was 3.21 percent. In the residential sector, the growth rate of electrical consumption is about 0.5 percent higher from 1975 to 1980 than it was from 1970 to 1975.

When retail electricity prices in the residential sector are weighted by customers served, the average price per KWH paid by Nebraskans in 1980 was about 4.50 cents. This price is for residences consuming 1,000 KWHs per month. The average price per KWH for actual consumption in the residential sector of the entire United States and the District of Columbia was 5.36 cents per KWH. The average price per KWH for Nebraska in 1980 was approximately 16 percent less than the national average.

In terms of distribution of total electricity consumption over the years, the residential sector has shrunk in size. In 1960 this sector accounted for 46.9 percent of the total usage (see Figure 3, p. 6). By 1980, the residential sector consumed 39.3 percent of the total.

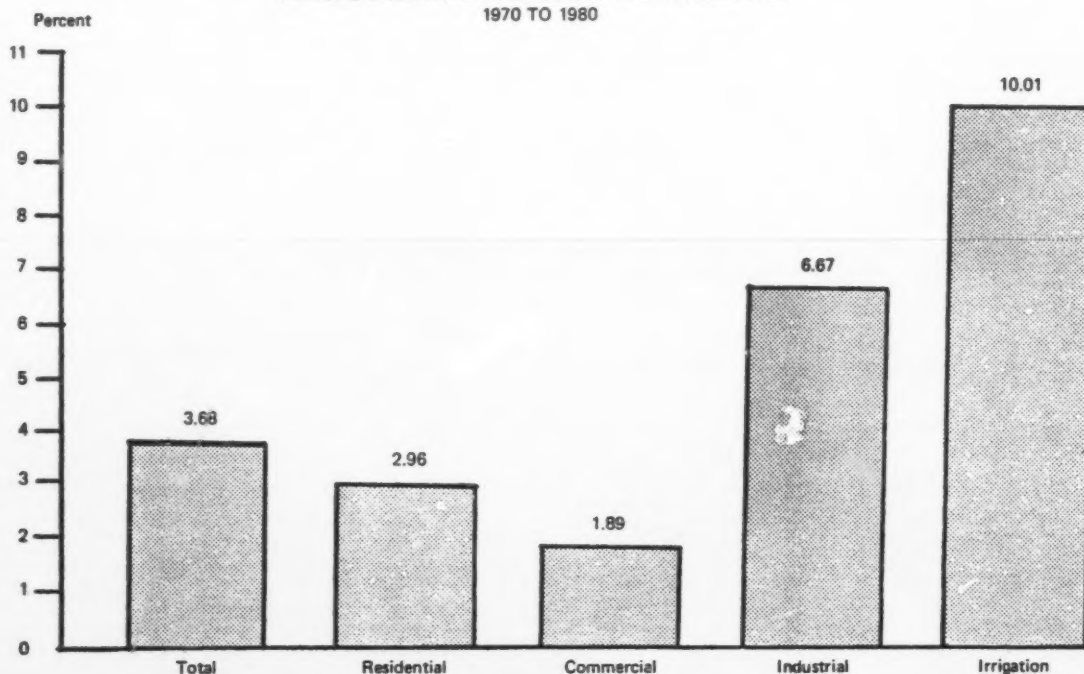
COMMERCIAL SECTOR

The commercial sector includes the aggregate of retail and wholesale trade; finance, insurance, real estate; service; transportation, communication, and utilities; and government.

Consumption of electricity to ultimate consumers in the commercial sector in Nebraska during 1960 was 1,247 million KWHs (see Table 1). By the end of 1970, sales had increased to 3,469 million KWHs. The 178 percent increase indicates an annual compounded growth rate of 10.77 percent for this ten-year period.

By 1980, electrical usage in the commercial sector had increased to 4,182 million KWHs. From 1970 to 1980, usage had increased 21 percent. Compounded on an annual basis, this results in a 1.89 percent growth rate of electrical usage for the 1970s.

Figure 1
ANNUAL GROWTH RATE OF ELECTRICAL CONSUMPTION
1970 TO 1980



Between 1970 and 1975, usage of electricity in this sector decreased dramatically. For this five-year period the growth rate had decreased to 0.97 percent. From 1975 to 1980, the KWH usage growth rate was 2.81 percent. The rate of increase for electricity in the commercial sector was 1.84 percent larger for the last half of the 1970s than for the first half of the decade.

The commercial sector did not change very much in terms of percentage of total consumption of electricity in Nebraska. In 1960 this sector accounted for 30.7 percent of total KWH consumption, and in 1980 it accounted for 29.9 percent (see Figure 3).

INDUSTRIAL SECTOR

The U.S. Department of Energy defines the industrial sector as the aggregate of construction, manufacturing, mining, and agriculture. Irrigation is relatively important in Nebraska, and farmers use electricity as energy for running water pumps and irrigation systems. Therefore, the portion of electricity used for irrigation is subtracted from the industrial sector and is reported as a separate sector.

Sales of electricity in the industrial sector (with KWHs consumed by irrigation subtracted out) in Nebraska during 1960 was 866 million KWHs (see Table 1). By the end of 1970, consumption had increased to 1,946 million KWHs. This 125 percent increase results in an annual compounded growth rate of 8.43 percent for this ten-year period.

By the end of 1980, electrical consumption in this sector had grown to 3,713 million KWHs. From 1970 to 1980, consumption had increased 91 percent. Compounded on an annual basis, this in-

dicates a 6.67 percent growth rate of electrical usage for industry.

The electrical consumption growth rate from 1970 to 1975 was 7.36 percent and from 1975 to 1980 was 5.99 percent. The industrial sector differed from the residential or commercial sector in that its annual growth rate from 1975 to 1980 was lower than for the period from 1970 to 1975. The growth rate was 1.37 percent less for the last half of the 1970s than for the first half.

The industrial sector consumed a larger proportion of total KWH usage in Nebraska in 1980 than it did in 1960. During 1960 this sector consumed 21.3 percent of all KWHs consumed in the state (see Figure 3). By 1980, the industrial sector's proportion had increased to 26.4 percent.

IRRIGATION SECTOR

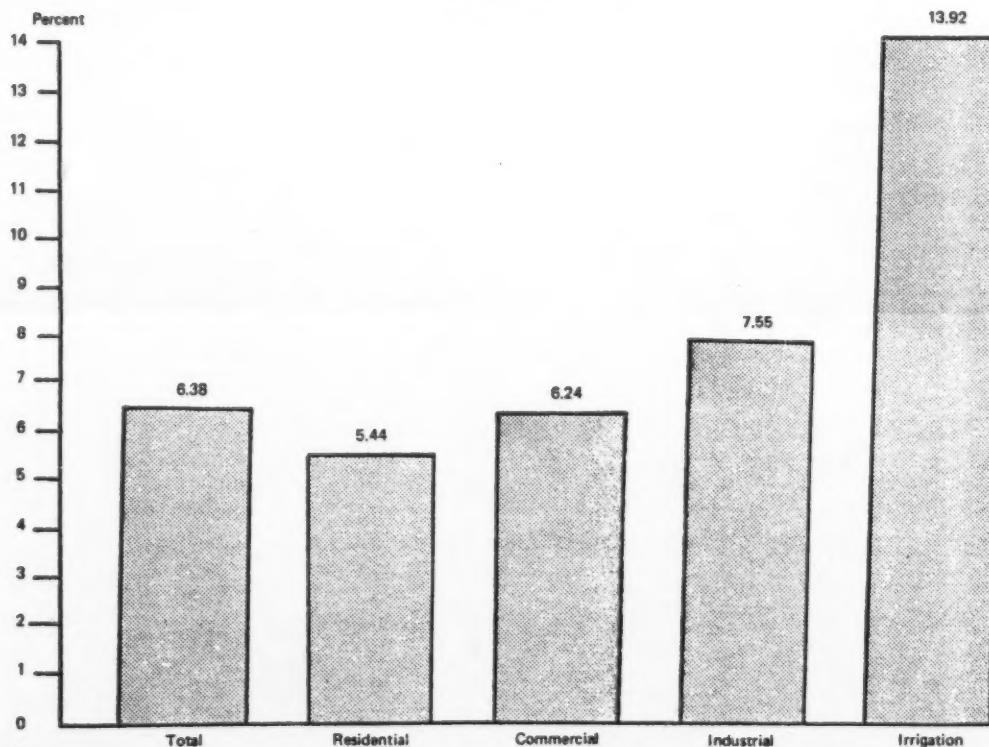
Electrical energy consumption by irrigation has grown relatively rapidly in Nebraska over the past two decades. Sales of electricity to farmers for irrigation purposes in 1960 were only 45 million KWHs (see Table 1). By the end of 1970, consumption in this sector had increased to 235 million KWHs. This 422 percent increase indicates an annual compounded growth rate of 17.97 percent for the ten-year period.

By the end of 1980, electrical consumption for irrigation had increased to 610 million KWHs. From 1970 to 1980, consumption had increased 160 percent. Compounded on an annual basis, this indicates a compounded growth rate of about 10 percent.

The electrical consumption growth rate by irrigation from 1970 to 1975 was 13.47 percent, and from 1975 to 1980 it was 6.66 percent. This shows that the

(continued on page 6)

Figure 2
ANNUAL GROWTH RATE OF ELECTRICAL CONSUMPTION
1960 TO 1980



Review and Outlook

The Nebraska economy recorded an increase of 1.3 percent in December 1981, according to the net physical volume index. The December 1981 results are somewhat misleading, since the index was boosted by substantial marketing of agriculture commodities. Despite the depressed prices, the volume of marketings was large and resulted in boosting the agriculture component of the physical volume index.

The agriculture component of the index was up 12.8 percent November-December 1981. On a year-to-year basis, cash farm marketings were up \$19.8 billion, or 2.8 percent above the December 1980 level. For December 1981, cash farm marketings in Nebraska totaled \$732 million.

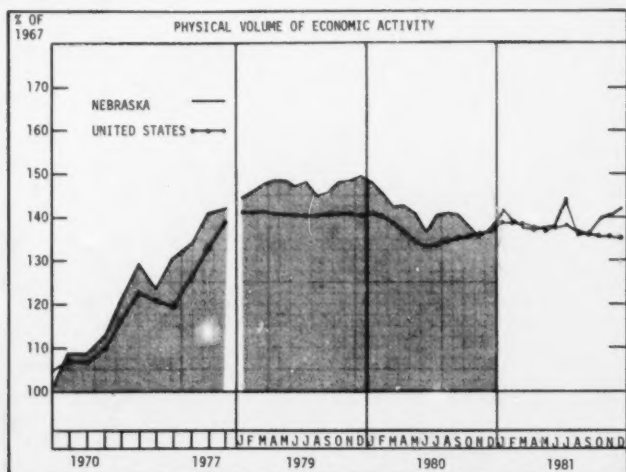
Agriculture prices continued to decline in Nebraska and nationally. On a seasonally adjusted basis November-December 1981, agriculture prices received in Nebraska were down 4.4 percent, compared with 3.7 percent nationally. Taking a longer view, prices were down 12.9 percent December 1980-December 1981 in Nebraska and down 13 percent in the United States.

The nonagriculture sector declined 0.7 percent, and is probably more reflective of conditions in the state than those increased by the agriculture component of the index. The construction component declined 1.1 percent November-December 1981. Construction activity as measured by the net physical volume index declined since March 1981. The index recovered from the June 1980 lows through March 1981, but

(continued on page 5)

Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
December 1981	Current Month as Percent of Same Month Previous Year		1981 Year to Date as Percent of 1980 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	105.8	106.0	106.9	109.8
Agricultural	124.6	99.8	100.5	104.0
Nonagricultural	103.2	106.2	107.8	110.0
Construction	82.3	95.5	117.3	103.1
Manufacturing	98.6	102.2	107.4	109.4
Distributive	105.2	108.6	107.6	111.2
Government	107.2	107.6	106.9	108.4
Physical Volume	101.6	98.5	98.8	100.2
Agricultural	143.0	114.7	99.6	101.1
Nonagricultural	96.2	98.0	98.7	100.2
Construction	77.1	89.5	110.2	96.6
Manufacturing	94.5	95.9	99.4	100.1
Distributive	96.6	99.7	97.5	100.7
Government	101.9	98.3	100.2	99.0
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	375.5	358.1		
Agricultural	414.6	354.9		
Nonagricultural	369.4	358.2		
Construction	224.0	312.1		
Manufacturing	363.8	306.9		
Distributive	384.5	393.4		
Government	387.5	349.0		
Physical Volume	142.1	135.1		
Agricultural	175.0	151.0		
Nonagricultural	137.0	134.6		
Construction	66.9	93.2		
Manufacturing	154.2	126.2		
Distributive	136.6	139.7		
Government	149.8	148.6		

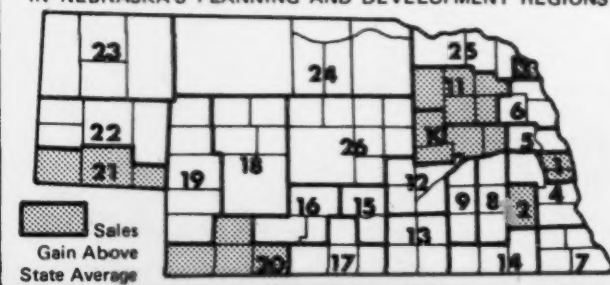


3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)

Region Number and City	City Sales*	Sales in Region*	
	Dec. 1981 as percent of Dec. 1980	Dec. 1981 as percent of Dec. 1980	Year to date '81 as percent of Year to date '80
The State	95.4	94.9	97.9
1 Omaha	94.3	95.6	100.5
Bellevue	110.4		
2 Lincoln	92.0	91.6	98.3
3 So. Sioux City	109.4	102.7	97.6
4 Nebraska City	95.4	90.6	94.8
5 Fremont	102.5	98.7	96.0
Blair	106.6		
6 West Point	102.3	93.4	91.7
7 Falls City	105.8	99.6	95.8
8 Seward	92.1	95.6	93.2
9 York	94.3	90.1	92.0
10 Columbus	80.2	81.7	97.6
11 Norfolk	100.5	96.5	98.3
Wayne	101.1		
12 Grand Island	96.9	94.5	93.6
13 Hastings	88.1	90.0	95.4
14 Beatrice	96.3	94.2	96.4
Fairbury	98.2		
15 Kearney	95.5	94.5	96.5
16 Lexington	101.2	94.8	94.6
17 Holdrege	110.4	99.1	96.5
18 North Platte	93.2	91.5	93.7
19 Ogallala	105.0	101.2	96.4
20 McCook	110.3	100.7	97.9
21 Sidney	117.1	105.0	100.5
Kimball	96.5		
22 Scottsbluff/Gering	107.6	95.5	96.0
23 Alliance	109.8	100.5	97.2
Chadron	104.1		
24 O'Neill	99.5	87.4	94.4
25 Hartington	83.2	81.9	92.5
26 Broken Bow	95.7	91.7	92.3

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.

1981 YEAR TO DATE AS PERCENT OF 1980 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



(continued from page 4) has declined since the March peak.

The manufacturing component of the index recorded a 4.5 percent decrease November-December 1981. This is the largest percentage decrease in the index during the past three years. In December 1981 the index was about 5 percent below the corresponding level in 1980 and approximately 10 percent below the December 1979 level. Most of the deterioration in the Nebraska manufacturing economy occurred during the third and fourth quarters of 1981.

The distributive trade component and government component of the index recorded increases. The distributive trade recorded a 0.2 percent increase November-December 1981, while government recorded an increase of 1.4 percent. The index for distributive trade in December 1981 was well below the 1980 and 1979 levels. The index for the government component is sometimes difficult to interpret in Nebraska because electricity is included in the public sector.

Nebraska retail sales in December 1980 recorded a slight gain—0.6 percent—above the December 1980 level. Nationally, retail sales were up 4.9 percent during the same period. When retail sales are adjusted for price changes, Nebraska retail sales were down 5.1 percent in real terms, while sales were down 1 percent in real terms nationally. The commodity component of the Consumer Price Index continues to record lower rates of price increases. December 1981 compared with one year previous indicates a price increase of 6.0 percent.

Motor vehicle sales were more adversely affected by the economy than nonmotor vehicle sales. Comparing December 1981 with December 1980, motor vehicle sales on a price-adjusted basis (real) were down 12.3 percent. Nonmotor vehicle sales on a price-adjusted basis (real) over the same period were down 4.6 percent. Motor vehicle sales in Nebraska in December 1981 were estimated at \$55 million, while nonmotor vehicle sales were estimated at \$902 million. The 1980 December values were \$60 million for motor vehicles and \$892 million for nonmotor vehicles.

For 1981, total motor vehicle sales were estimated at \$844 million. This compares with a total of \$821 million in 1980. Nonmotor vehicle sales were estimated at \$8.6 billion in Nebraska in 1981 compared with \$8.1 billion in 1980. When adjusted for price changes, both motor vehicle and nonmotor vehicle sales of course were down.

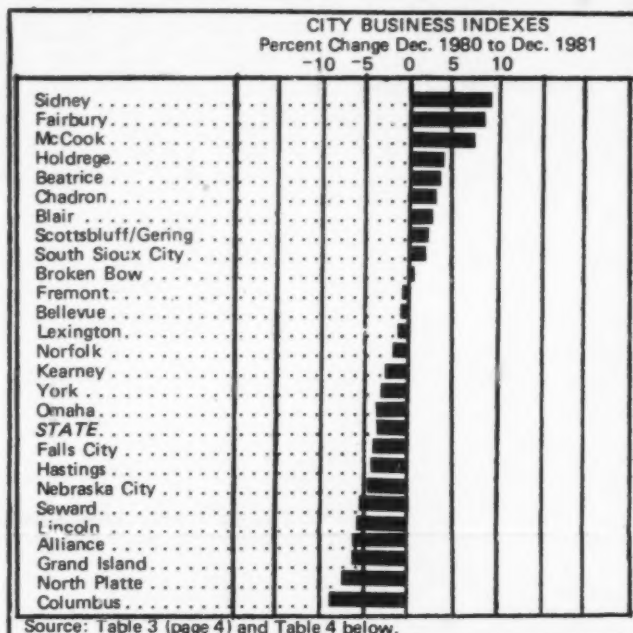
Despite the general weakness in the state's economy, there are some areas which managed to record gains. Information in Table 3 indicates that Bellevue, Fremont, Blair, West Point, Falls City, Norfolk, Wayne, Lexington, Holdrege, McCook, Sidney, Scottsbluff-Gering, Alliance, and Chadron managed to record real gains in retail sales.

D. E. P.

5. PRICE INDEXES			
December 1981	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices	281.5	108.9	110.3
Commodity component	258.4	106.0	108.4
Wholesale Prices	295.9	105.4	108.5
Agricultural Prices			
United States	235.0	87.0	102.7
Nebraska	237.0	87.1	101.4

*Using arithmetic average of monthly indexes.

Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.



Source: Table 3 (page 4) and Table 4 below.

4. DECEMBER CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State	102.6	55.5	99.7
Alliance	83.9	54.0	90.3
Beatrice	102.7	244.3	103.7
Bellevue	103.9	24.1	96.6
Blair	103.4	73.5	100.9
Broken Bow	103.0	116.8	97.6
Chadron	106.3	76.0	94.2
Columbus	103.1	77.8	102.6
Fairbury	102.5	467.6	101.3
Falls City	103.2	18.9	93.9
Fremont	102.9	58.6	122.3*
Grand Island	102.7	30.8	98.7
Hastings	102.2	97.3	120.5
Holdrege	102.8	69.9	97.6
Kearney	102.2	71.0	100.2
Lexington	103.1	48.7	99.0
Lincoln	103.5	49.8	100.2
McCook	102.6	133.5	93.0
Nebraska City	99.9	59.9	95.6
Norfolk	101.7	56.3	96.8
North Platte	100.3	45.5	96.8
Omaha	103.9	54.7	100.0
Scottsbluff/Gering	106.3	49.8	88.7
Seward	103.9	48.3	103.0
Sidney	101.1	114.6	94.8
So. Sioux City	100.3	72.2	102.5
York	104.0	55.2	100.2

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

Source: Compilation by Bureau of Business Research from reports of private and public agencies.

(continued from page 3) annual growth rate of electrical usage for irrigation has dropped off dramatically from 1975 to 1980 compared to the previous five years. The decrease in the growth rate was 6.81 percent annually. However, during 1975 to 1980, the irrigation sector continued to lead all other sectors in the annual growth rate of electrical consumption.

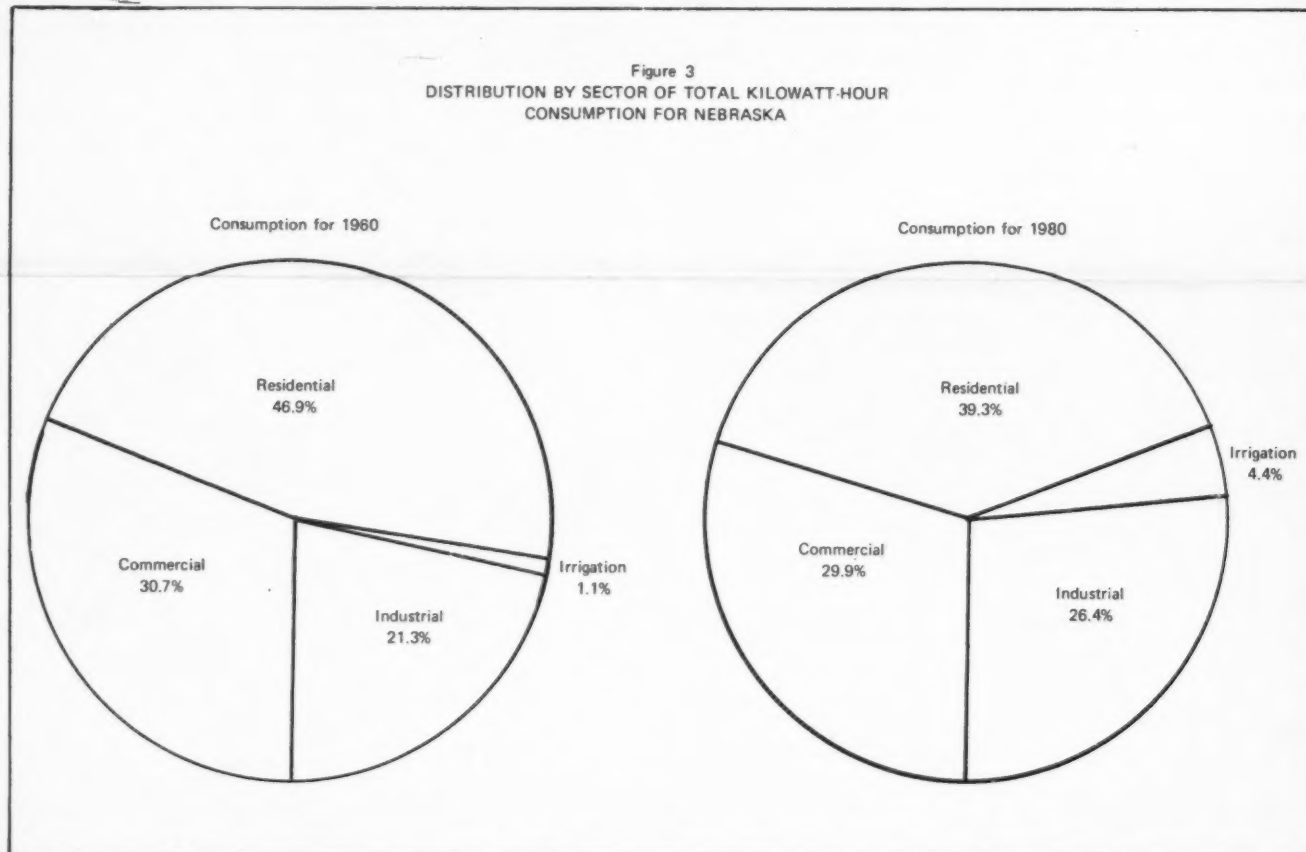
For the past twenty-one years, electrical consumption for irrigation has experienced high growth. Electrical consumption in

1960 was 45 million KWHs. By the end of 1980, electrical consumption for irrigation had increased to 610 million KWHs. This 1,256 percent increase for the twenty-one-year period indicates an annual compounded growth rate of 13.92 percent.

The irrigation sector continues to consume a relatively small proportion of total KWH usage in Nebraska. In 1960, this sector accounted for 1.1 percent of all KWHs consumed in Nebraska. By 1980, the irrigation sector's proportion had increased to 4.4 percent.

C. P. D.

Figure 3
DISTRIBUTION BY SECTOR OF TOTAL KILOWATT-HOUR
CONSUMPTION FOR NEBRASKA



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BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH

Member, Association for University Business & Economic Research

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No. 451 April 1982

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University of Nebraska-Lincoln
Nebraska Hall—City Campus
Lincoln, NE 68588-0524

Second-Class
Postage Paid
Lincoln, NE

CONGRESSIONAL INFO SERVICE 274388
SRI-ACQUISITIONS BR
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Prepared by the Bureau of Business Research
College of Business Administration

A PROFILE OF NEBRASKA'S SERVICES INDUSTRY

In terms of employment, the fastest growing industry in both Nebraska and the nation as a whole is the services industry. During the past two decades, employment in Nebraska's services industry increased 109 percent, while employment in all other nonagricultural industries of the state increased only 57 percent (Table 1). This trend is indicative of the transition from a goods-producing economy to a services-oriented economy that has occurred in this country since the end of World War II. In 1948, employees in the goods-producing industries (construction, manufacturing, and mining) comprised 42 percent of nonfarm payroll employment, nationally. By 1980, this percent had shrunk to 29 percent, and the outlook is for even further declines in the share of nonagricultural employment for the goods-producing industries.

The services-producing sector is the aggregate of the following nonagricultural industries: wholesale and retail trade; transportation, communications, and public utilities; finance, insurance, and real estate; government; and services. This article focuses on the services industry in Nebraska by presenting growth trends for employment, Gross State Product, and personal income. For selected services, data from the U.S. Census Bureau's quinquennial censuses of selected service industries are compared in an effort to underline where major changes have occurred within the industry.

The services industry includes activities such as health, education, social and personal services, business services, repair, and entertainment. Other than for trade and government, services employs the greatest number of people in Nebraska. In 1960, the services industry accounted for 14.5 percent of total nonagricultural employment in the state. By 1980, the industry's share of nonagricultural employment had risen to 18.5 percent, a gain surpassing all other Nebraska industries. The only other industry exhibiting an increase in its share of nonagricultural employment comparable to that of services was wholesale and retail trade. Percentage shares of nonagricultural employment in Nebraska for

the years 1960 and 1980 are presented in Table 2. As the data indicate, the goods-producing industries in Nebraska decreased their share of total nonagricultural employment from 24.6 percent in 1960 to 20.3 percent in 1980, reflecting the trend that has occurred nationally.

It has been suggested by some economists that the services industry exerts a stabilizing influence on the remainder of the economy during recessionary periods. Although it is beyond the scope of this article to prove such a contention, examination of employment data from the Nebraska Department of Labor is enlightening. For purposes of comparison, annual employment levels in services and in the aggregate of other nonagricultural industries from 1970 through 1981 are expressed as a percent of 1970 levels and presented graphically in Figure 1 (p. 2). During both the 1974-75 recession and the present economic downturn, employment in the services industry continued its historical trend of positive growth. However, employment in the aggregate of other nonagricultural industries declined during both downturns. Data from the Bureau of Labor Statistics of the U.S. Department of Labor indicate that, nationally, employment in the services industry has reduced the percentage decline in total employment during economic downturns by a fairly constant amount over time. These occurrences lend support to the argument that a decline in total employment during a recession is reduced by the upward growth of employment in the services industry. Although its impact on the overall economy is debatable, the data indicate that employment in the services industry is somewhat immune to the effects of a recession. However, this statement needs to be qualified. Although employment in the services industry has maintained a positive growth pattern

(continued on page 2)

Table 1
NEBRASKA EMPLOYMENT
1960, 1965, 1970, 1975, AND 1980

	Number of employees (thousands)				
	1960	1965	1970	1975	1980
Services	55.4	67.3	82.9	100.2	116.0
All Other Nonagricultural	325.7	348.6	399.2	457.5	511.5

Source: Nebraska Department of Labor.

Table 2
PERCENTAGE COMPOSITION OF NONAGRICULTURAL
EMPLOYMENT IN NEBRASKA, 1960 AND 1980

Industry	Percent	
	1960	1980
Manufacturing	17.53	15.36
Construction	6.40	4.62
Mining	0.71	0.29
Wholesale and Retail Trade	24.56	26.07
Transportation, Communication, and Public Utilities	9.87	7.60
Finance, Insurance, and Real Estate	5.93	6.71
Services	14.54	18.49
Government	20.47	20.86

Source: Nebraska Department of Labor.

(continued from page 1) during recessionary periods, the rate of growth has slowed. Also, unemployment associated with the industry is higher in times of recession. In general, this is not because of slack in the services industry, but stems from a re-entrance of workers into the labor force.

The percentage distributions of employment within the services industry for both Nebraska and the nation as a whole during 1980 are presented in Table 3. During the past two decades, the extraordinary growth in the services industry has been concentrated primarily in the health and business services. For Nebraska, health and business services comprise about 50 percent of employment within the industry. It is worth noting that health services employment in the state accounts for a considerably larger share of total services employment than for the nation as a whole. With two medical schools (each with a fully staffed hospital) and a greater-than-average number of nursing home beds and hospital beds per 1,000 population, the demand for health services personnel in Nebraska has been relatively strong, and is expected to remain so during the present decade.

Two other measures of regional economic activity useful for purposes of comparison are Gross State Product (output) and personal income. Gross State Product by industry is the regional analogue of Gross National Product, and measures the dollar value of all goods and services produced by an industry during a specified period of time; it reflects the net result of economic activity in an industrial sector. At the regional level, nothing exists that is comparable to the National Income and Product Accounts of the United States. Consequently, the Bureau of Business Research estimates Gross State Product using a variation of the Kendrick-Jaycox technique.¹ This estimated output series for Nebraska is a proxy for a Gross State Product series that would be prepared in the same fashion as Gross National Product. Real

Gross State Product is obtained by adjusting current dollar output for price changes, and more accurately reflects economic growth in an industrial sector. During the period from 1960 through 1980, real output for services increased 105 percent, slightly more than the 98 percent increase registered by the aggregate of other nonagricultural industries in Nebraska. Compared to other industrial sectors, services is not a high-output industry when employment is factored in. Growth of output for the services industry during the past two decades has just kept pace with the growth in employment for the industry. However, the growth in real output for the aggregate of other nonagricultural industries has been almost twice as great as that of employment in these industries. Consequently, output per employee in the services industry is much lower than the comparable figure for the other nonagricultural industries. In 1980, real output per employee in services amounted to \$8,795, whereas real output per employee in all other nonagricultural sectors was \$15,926. Since output for an industry is estimated using personal income, output per employee for the services industry is indicative of the relatively low wage rates that prevail in this industry.

Although it does not cover all economic activity of an industry, personal income is a commonly used measure of economic growth for a region. Personal income is estimated by the Bureau of Economic Analysis (BEA) of the U.S. Department of Commerce. The Regional Economic Information System of BEA prepares estimates for states, counties, and SMSAs. Personal earnings (often referred to as participation income) include wage and salary disbursements, proprietors income, and other labor income. It represents the earnings of all individuals that are producing the goods and services of an industry. When adjusted for price changes, real personal earnings (in 1972 dollars) yield an indication of the trend in output for an industry. From 1960 to 1980, personal earnings in current dollars increased 509 percent in the services industry, compared to a 379 percent increase for all other nonagricultural sectors. This greater increase in personal earnings for services is, in part, attributable to the industry's employment boom over the two-decade period. In real terms, personal earnings for the services industry grew from \$399 million in 1960 to \$926 million in

¹ John W. Kendrick and C. Milton Jaycox, "The Concept and Estimation of Gross State Product," *Southern Economic Journal* 32 (October, 1965), pp. 153-168.

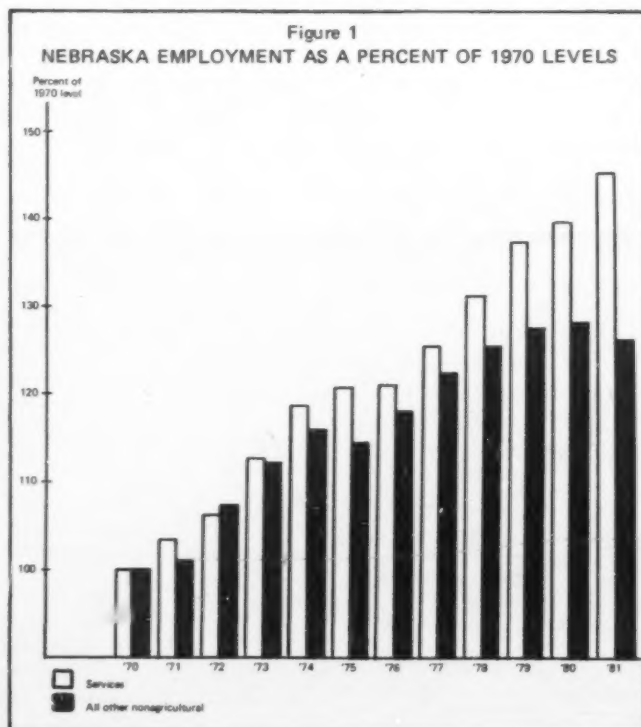


Table 3
PERCENTAGE DISTRIBUTION OF EMPLOYMENT
WITHIN THE SERVICES INDUSTRY, 1980

	Percent	
	Nebraska	U.S.
Hotels and Lodgings	5.7	6.0
Personal Services	5.3	5.2
Business Services	14.3	16.9
Automotive Repair and Garages	3.3	3.3
Amusement and Recreation	5.0	5.3
Health Services	35.9	29.5
Educational Services	7.3	6.3
Social Services	5.4	6.5
Membership Organizations	7.8	8.9
Other Services	10.0	12.1

Sources: Nebr. Dept. of Labor and U.S. Bureau of Labor Statistics.

1980, a 132 percent increase. Real personal earnings for the aggregate of other nonagricultural industries increased only 86 percent over the same time span. As with employment and Gross State Product, the services industry has outpaced the other nonagricultural industries in the growth of real personal earnings. Personal earnings and gross product for the services industry in Nebraska are summarized in Table 4.

CENSUSES OF SELECTED SERVICE INDUSTRIES

Beginning with the 1967 censuses, the U.S. Bureau of the Census conducts a comprehensive canvas of the nation's industrial and business activity. Such censuses were authorized by Congress, and are to be taken at five-year intervals, covering the years ending with "2" and "7." The first business census was conducted in 1810 as part of the decennial census of population, and the latest such census was completed in 1977. Business censuses are the primary source of facts about the structure and functioning of the economy, and are quite valuable as they provide a statistical profile of a large segment of the national economy. The objectives of this section are the presentation of highlights of the 1977 census and a comparison of the data with that of the previous census. In this manner, significant growth trends within the selected service industries can be recognized.

The 1977 *Census of Services Industries* contains data on establishments for certain industrial classifications that are also subject to the federal income tax. In Table 5 these industries are identified by title and SIC code, and employment statistics from the last two business censuses are presented. Total paid employees (full- and part-time) in the selected service industries increased from 31,708 in 1972 to 40,101 in 1977, a gain of 26.5 percent. As indicated by the data, the greatest increases in employment over this five-year period were registered by business services, legal services, and miscellaneous repair services.

During 1977, the 14,801 establishments of the selected service industries realized total receipts of \$976.3 million, an increase of 70.9 percent from the level of receipts recorded by the 1972 census. Adjusted for price changes, real business receipts (in 1972 dollars) increased 22.2 percent over the period (Table 6). Annual receipts averaged \$65,961 per establishment in 1977 compared to \$42,886 in 1972. Within industries, annual receipts for 1977 ranged from \$25,035 per establishment for personal services to \$221,499 for engineering, architecture, and surveying services (Table 7, p. 6). Business services receipts comprised the greatest share of total receipts of all establishments (23.9 percent).

The total payroll for 1977 was \$280.0 million, up 82.7 per-

cent from the 1972 level. For the 40,101 paid employees, this amounted to an annual average payroll of \$6,982 per employee. The average payroll per employee ranged from \$3,944 for amusement and recreation services, including motion pictures, to \$16,035 for engineering, architecture, and surveying services. Payroll as a percent of an establishment's total receipts averaged 32.5 percent for all selected service industries. Within industries, payroll as a percent of receipts was 48.7 percent for engineering, architecture, and surveying services, 40.9 percent for business services, and 21.1 percent for automotive repair, services, and garages.

At the county level, Douglas County was the leader in terms of business receipts, accounting for 45.4 percent (\$443.5 million) of total state receipts of selected service industries. Lancaster County ranked second with 15.5 percent (\$151.3 million) of total business receipts, according to the 1977 census data. Other counties in Nebraska reporting business receipts for selected service industries in excess of \$20 million were Hall (\$30.2 million), Lincoln (\$24.1 million), Sarpy (\$20.7 million), Platte (\$20.2 million), and Scotts Bluff (\$20.1 million). Compared to the rest of the state, the levels of business receipts (continued on page 6)

Table 5
EMPLOYMENT IN SELECTED SERVICES INDUSTRIES
IN NEBRASKA, 1972 AND 1977

SIC Code	Industry	1972	1977	% Change 1972-77
701,3	Hotels, Motels, Trailing Parks, and Camps	4,870	6,463	32.7
72	Personal Services	6,634	6,338	-4.5
73	Business Services	8,046	12,798	59.1
75	Automotive Repair, Services, and Garages	2,577	3,477	34.9
76	Miscellaneous Repair Services	1,252	1,832	46.3
78,79	Amusement and Recreation Services, including Motion Pictures	4,745	4,178	-11.9
8072	Dental Laboratories	216	268	24.1
81	Legal Services	1,580	2,326	47.2
891	Engineering, Architecture, and Surveying Services	1,788	2,421	35.4

Sources: U.S. Bureau of the Census, 1977 *Census of Service Industries*, 1972 *Census of Selected Service Industries*, and Bureau of Business Research computations.

Table 6
SELECTED SERVICE INDUSTRIES IN NEBRASKA
1972 AND 1977

	1972	1977	% Change 1972-77
Number of Establishments	13,319	14,801	11.1
Proprietors and Working Partners	10,291	12,573	22.2
All Employees	31,708	40,101	26.5
All Business Receipts (thousands of \$)	571,200	976,295	70.9
Constant Dollar Business Receipts ¹ (thousands of 1972 \$)	571,200	697,852	22.2
Payroll Entire Year (thousands of \$)	153,289	279,983	82.7

¹ Business receipts are deflated with the personal consumption expenditures implicit price deflator for services.

Sources: U.S. Bureau of the Census, 1977 *Census of Service Industries*, 1972 *Census of Selected Service Industries*, and Bureau of Business Research computations.

Table 4
GROSS PRODUCT AND PERSONAL EARNINGS
FOR THE SERVICES INDUSTRY IN NEBRASKA
1960, 1965, 1970, 1975, AND 1980

Year	Gross Product (millions of \$)	Real Gross Product (millions of 1972 \$)	Personal Earnings (millions of \$)
1960	294	498	271
1965	395	574	358
1970	642	711	580
1975	1,063	484	920
1980	1,910	1,020	1,650

Sources: U.S. Department of Commerce and Bureau of Business Research computations.

Review and Outlook

The level of economic activity in Nebraska declined 2.2 percent as measured by the Bureau of Business Research's index of physical volume output. This month-to-month decrease in Nebraska's output in January 1982 is one of the largest monthly declines in recent months.

The December-to-January decrease in the state's economic activity was recorded in all sectors of the economy with the exception of construction, where a small increase was recorded. Agriculture and manufacturing had the largest monthly declines. It should be noted that January estimates are based upon revised data which result in significant alterations for some sectors. These changes are annual revisions required each year to calculate the

indexes, especially the employment and cash farm marketing series. The indexes in Table 2 reflect these changes, including new seasonal adjustment factors, and are not directly comparable to data published in previous issues of *Business in Nebraska*. This annual update is designed to improve the accuracy of the measures.

The agriculture sector recorded a 3.2 percent decrease in net physical volume output. This decline follows substantial gains in cash farm marketing receipts during the fourth quarter 1981. On a seasonally adjusted basis, cash farm marketing receipts in Nebraska were down more than \$73 million December-January. Compared with one year ago, January 1982 receipts were \$36 million below the corresponding level for January 1981. Nebraska cash farm marketings went against (continued on page 5)

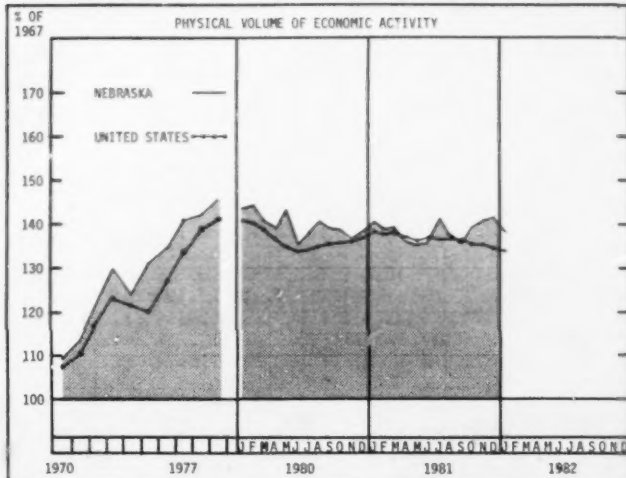
Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
January 1982	Current Month as Percent of Same Month Previous Year		1982 Year to Date as Percent of 1981 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	102.8	103.8	102.8	103.8
Agricultural	106.5	97.9	106.5	97.9
Nonagricultural	102.3	104.0	102.3	104.0
Construction	77.7	89.2	77.7	89.2
Manufacturing	98.2	99.7	98.2	99.7
Distributive	104.0	106.4	104.0	106.4
Government	108.7	107.7	108.7	107.7
Physical Volume	98.4	96.9	98.4	96.9
Agricultural	118.9	107.2	118.9	107.2
Nonagricultural	95.6	96.6	95.6	96.6
Construction	72.9	83.6	72.9	83.6
Manufacturing	94.6	94.8	94.6	94.8
Distributive	95.9	98.1	95.9	98.1
Government	101.8	98.0	101.8	98.0
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	368.3	357.1		
Agricultural	367.6	358.2		
Nonagricultural	368.2	357.0		
Construction	227.2	307.6		
Manufacturing	352.6	303.4		
Distributive	387.8	393.0		
Government	378.9	350.9		
Physical Volume	138.2	133.9		
Agricultural	153.2	147.4		
Nonagricultural	135.9	133.4		
Construction	67.2	91.0		
Manufacturing	148.2	124.1		
Distributive	137.3	139.1		
Government	146.6	147.9		

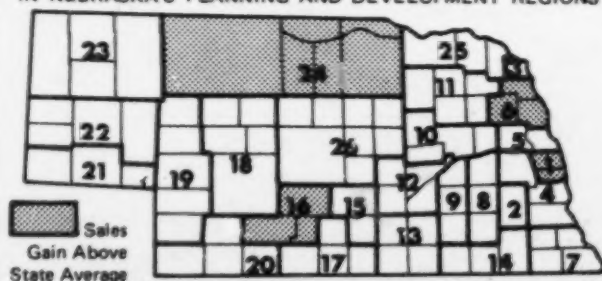
3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)

Region Number and City	City Sales*	Sales in Region*	
	Jan. 1982 as percent of Jan. 1981	Jan. 1982 as percent of Jan. 1981	Year to date '82 as percent of Year to date '81
The State	86.7	86.7	86.7
1 Omaha	96.9	94.6	94.5
Bellevue	79.1		
2 Lincoln	84.3	84.6	84.6
3 So. Sioux City	76.2	81.0	81.0
4 Nebraska City	80.7	80.8	80.8
5 Fremont	70.6	76.8	76.8
Blair	91.2		
6 West Point	81.0	91.0	91.0
7 Falls City	81.3	83.0	83.0
8 Seward	76.6	83.0	83.0
9 York	84.8	84.7	84.7
10 Columbus	53.8	65.0	65.0
11 Norfolk	82.7	85.1	85.1
Wayne	98.5		
12 Grand Island	77.6	76.6	76.6
13 Hastings	71.7	77.2	77.2
14 Beatrice	76.1	79.6	79.6
Fairbury	89.0		
15 Kearney	81.9	81.5	81.5
16 Lexington	85.8	89.0	89.0
17 Holdrege	72.0	79.9	79.9
18 North Platte	79.5	80.0	80.0
19 Ogallala	79.7	86.0	86.0
20 McCook	73.7	79.6	79.6
21 Sidney	83.1	86.0	86.0
Kimball	94.8		
22 Scottsbluff/Gering	74.7	76.0	76.0
23 Alliance	78.1	81.8	81.8
Chadron	80.7		
24 O'Neill	90.6	91.3	91.3
25 Hartington	77.5	86.1	86.1
26 Broken Bow	86.6	83.8	83.8

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals and city totals exclude motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.



1982 YEAR TO DATE AS PERCENT OF 1981 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



(continued from page 4) the national trend, where there was an increase of approximately 4 percent on a seasonally adjusted basis December 1981-January 1982. Prices received by Nebraska farmers dropped more than nationally, 10.4 percent in Nebraska January 1982 compared with 8.6 percent for the U.S.

The nonagriculture segments of the Nebraska economy declined 0.9 percent December 1981-January 1982. Construction recorded a small increase of 0.4 percent on a month-to-month basis, but remains extremely depressed.

Manufacturing recorded a 2.8 percent decrease, one of the largest decreases on a month-to-month basis in some time. The manufacturing output index moved erratically higher in 1981, peaking in July 1981. Declines in the state's manufacturing sector have been recorded monthly since July, with the exception of September. The manufacturing segment of the index is approximately 14 percent below the two year previous levels.

The distributive trade and the government sector recorded decreases of 0.5 percent December 1981-January 1982. The distributive trade sector also peaked in July 1981, and recovered only very slightly in the fourth quarter of 1981 before declining in January 1982. The government sector has shown little movement over the past several years.

Nebraska net taxable retail sales were estimated at \$591.2 million in January 1982. This is approximately \$55 million below January 1981 sales levels. On a dollar volume basis (unadjusted for price changes) retail sales declined 8.6 percent January 1982 compared with one year previous. On a price adjusted basis, real retail sales fell 13.3 percent. The commodity component of the Consumer Price Index increased 5.5 percent January 1981-January 1982, reflecting a continued slowdown in inflation.

The January 1982 retail sales figure shows a considerable drop irrespective of whether or not adjusted for price changes. Part of the January 1982 decline resulted from the fact that January 1981 was a strong month for retail sales, but this does not account totally for the substantial drop in sales in January 1982.

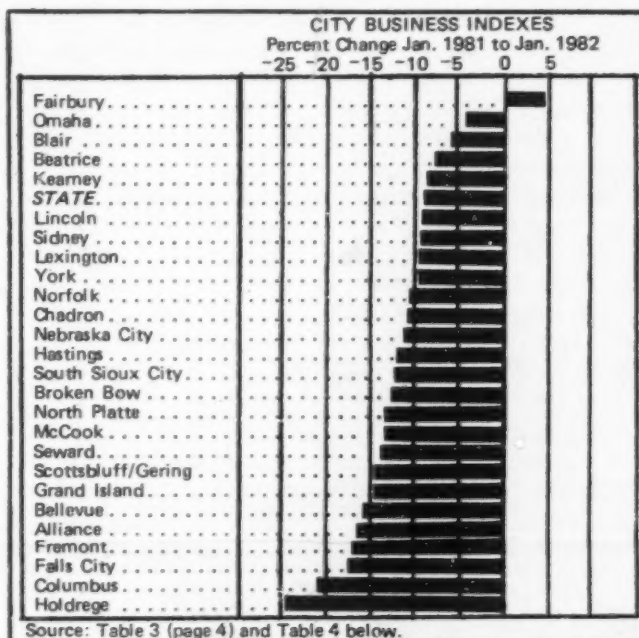
On a price adjusted basis, data in Table 3 indicate that retail sales for the state were approximately 86.7 percent of one year previous. Cities recording substantially better retail sales than the state average include Omaha, Blair, Wayne, and O'Neill. Sales on a price adjusted basis were down in all of these communities, although the decrease was less than that recorded in the state.

The city business indexes indicate the wide-spread nature of the recession across the state. Fairbury was the only city to record an increase on a year-to-year basis. For the state, the index was down 9.2 percent. Communities recording gains above the state average change include Omaha, Blair, Beatrice, and Kearney.

D. E. P.

5. PRICE INDEXES			
January 1982	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices	282.5	108.4	108.4
Commodity component	258.8	105.5	105.5
Wholesale Prices	298.2	112.6	112.6
Agricultural Prices			
United States	243.0	91.4	91.4
Nebraska	240.0	89.6	89.6

*Using arithmetic average of monthly indexes.
 Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.



4. JANUARY CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State	99.5	52.5	118.6
Alliance	89.7	67.6	125.2
Beatrice	103.0	176.4	111.7
Bellevue	98.4	31.4	120.0
Blair	100.0	68.2	112.7
Broken Bow	82.4	115.2	119.5
Chadron	99.9	62.0	140.6
Columbus	100.3	73.7	129.0
Fairbury	99.8	751.3	124.4
Falls City	97.8	20.6	112.3
Fremont	100.6	48.6	107.9*
Grand Island	102.8	28.0	113.6
Hastings	104.7	73.5	149.4
Holdrege	73.6	86.1	127.2
Kearney	102.3	69.6	112.8
Lexington	101.2	43.6	110.2
Lincoln	100.9	57.4	117.8
McCook	90.5	160.4	115.5
Nebraska City	92.4	117.2	108.4
Norfolk	99.5	56.2	112.6
North Platte	99.5	42.0	105.9
Omaha	103.2	44.1	122.7
Scottsbluff/Gering	98.4	56.0	114.4
Seward	101.4	41.2	113.3
Sidney	96.8	91.3	122.1
So. Sioux City	102.1	59.4	116.3
York	98.8	58.9	125.5

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

Source: Compilation by Bureau of Business Research from reports of private and public agencies.

(continued from page 3) in Douglas County and Lancaster County were high. For the 3,827 selected service industry establishments in Douglas County, receipts per establishment amounted to \$115,898; the comparable figure for the 1,977 business establishments in Lancaster County was \$76,505. In the other 91 counties of Nebraska, business receipts per establishment were \$42,403. For purposes of comparison, the state-wide average receipts per establishment was \$65,961, according to the 1977 census.

Among the cities of Nebraska with populations exceeding

2,500, Omaha and Lincoln led the way in total business receipts for selected service industries with 57.5 percent of the state total. Employees in selected service industries in Omaha and Lincoln were compensated at higher levels than their counterparts in the nonmetropolitan areas of Nebraska. During 1977, payroll per employee levels for Omaha and Lincoln were \$7,839 and \$6,725, respectively. In the nonmetropolitan areas of the state, payroll per employee was measured at \$6,119, compared to a state-wide average payroll per employee for all establishments of \$6,982.

C. L. B.

Table 7
SELECTED SERVICES INDUSTRIES IN NEBRASKA, 1977

	Receipts per Establishment (\$)	Receipts as a Percent of Receipts of All Establishments	Payroll as a Percent of Receipts	Payroll per Employee (\$)
Hotels, Motels, Trailing Parks, and Camps	161,051	10.3	28.7	4,267
Personal Services	25,035	12.9	35.3	5,593
Business Services	93,098	23.9	40.9	6,812
Automotive Repair, Services, and Garages	90,481	17.7	21.1	9,216
Miscellaneous Repair Services	42,411	7.8	29.0	6,995
Amusement and Recreation Services, including Motion Pictures	56,866	8.1	23.7	3,944
Dental Laboratories	103,672	0.7	45.1	10,474
Legal Services	89,379	10.2	26.2	9,950
Engineering, Architecture, and Surveying Services	221,499	8.4	48.7	16,035

Source: U.S. Bureau of the Census, 1977 Census of Service Industries.

THE CPI: HOMEOWNERSHIP CHANGES AND POSTPONEMENT OF REBASING

On October 27, 1981, the Bureau of Labor Statistics announced its intention to change the way in which homeownership costs are measured by the Consumer Price Index. Effective with data for January 1983, the Consumer Price Index for all Urban Consumers (CPI-U) will incorporate a rental equivalence measure for homeownership costs. Effective with data for January 1985, the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) will also incorporate the rental equivalence approach.

Because of severe budget constraints, the Bureau of Labor

Statistics did not carry out the government directive to rebase the Consumer Price Index and the Producer Price Index to the new U.S. government 1977=100 reference base. Postponement was required because of the high cost of both the direct production work necessary to prepare the data and the information services to explain the change. No alternative date for adopting the 1977 reference base has been set. All Items indexes on a 1977=100 reference base are available upon request from the Bureau.

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BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH

Member, Association for University Business & Economic Research

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No. 452 May 1982

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Lincoln, NE 68588-0524

Second-Class
Postage Paid
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CONGRESSIONAL INFO SERVICE 270188
7101 WISCONSIN AVENUE BR
WASHINGTON, DC 20014

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Prepared by the Bureau of Business Research
College of Business Administration

NEBRASKA RETAIL SALES, 1980-81

Nebraska's net taxable retail sales were \$9,464 million in 1981, up \$544 million over 1980's total of \$8,921 (see Table 2, page 2). Retail sales increased 6.1 percent in 1981 on a dollar volume basis, up from the 2.1 percent increase recorded in 1980. Substantially larger dollar volume gains in retail sales were recorded in Nebraska in 1979, 12 percent, and in 1978, 11.1 percent.

When adjustments are made for price increases, the gain in retail sales is eliminated. Using the commodity component of the consumer price index, retail sales were down 2.1 percent in 1981 compared with 1980. While this represents a decline in real retail sales, it is a considerable improvement from 1980 when real retail sales declined by 9.0 percent. Real retail sales recorded a very small increase in 1979, 0.6 percent, and a larger increase in 1978, 3.7 percent.

The geographical distribution of changes in retail sales is summarized in Table 2. Only four regions—Region 1, Region 2, Region 20, and Region 21—recorded increases above the state average of 6.1 percent. Most regions managed about the same dollar volume in 1981 as in 1980. It should be noted that regional comparisons are not affected by use of dollar volume or price

adjusted data. Since the method of adjusting for price increases involves using the same deflator, the commodity component of the consumer price index, each area would be deflated by exactly the same amount.

Counties recording an increase in retail sales in excess of the state's average gain of 6.1 percent are indicated in Map 1 (page 3) by the shaded areas. The major metropolitan areas, Douglas, Sarpy, and Lancaster counties, did somewhat better than the state as a whole, although the difference was small. Gage and Johnson counties also recorded gains above the state average.

Another area which did better than the state is concentrated around the Norfolk-Columbus area. Platte, Madison, Pierce, Antelope, and Boone counties all had gains in excess of the state's average of 6.1 percent. Red Willow County, Phelps County, and Rock County in central Nebraska all recorded increases above the state's average in 1981.

The remaining counties with gains in excess of the state's average in 1981 are concentrated in the western portion and include Arthur, Keith, Deuel, Cheyenne, Kimball, Box Butte, and Sioux counties.

(continued on page 3)

Table 1
NET TAXABLE RETAIL SALES¹ IN SELECTED NEBRASKA TRADING CENTERS, 1980 AND 1981
WITH PERCENTAGE CHANGES FOR SALES UNADJUSTED AND ADJUSTED FOR PRICE CHANGES

UNADJUSTED FOR PRICE CHANGES						UNADJUSTED FOR PRICE CHANGES					
Trade Center	Region ²	Unadjusted for Price Changes		Percent of Change	Adjusted for Prices ³	Trade Center	Region ²	Unadjusted for Price Changes		Percent of Change	Adjusted for Prices ³
		Thousands of Dollars						Thousands of Dollars			
		1980	1981					1980	1981		
Alliance	23	63,768	70,793	+11.0	+2.4	Lincoln	2	960,523	1,024,303	+ 6.6	-1.6
Beatrice	14	84,484	90,019	+ 6.6	-1.7	McCook	20	78,047	84,212	+ 7.9	-0.5
Bellevue	1	96,017	108,361	+12.9	+4.1	Nebraska City	4	45,026	46,737	+ 3.8	-4.3
Broken Bow	26	40,409	43,781	+ 8.3	-0.1	Norfolk	11	167,030	179,521	+ 7.5	-0.9
Chadron	23	35,624	38,199	+ 7.2	-1.1	North Platte	18	173,262	177,725	+ 2.6	-5.4
Columbus	10	140,353	153,394	+ 9.3	+0.8	Ogallala	19	50,102	53,723	+ 7.2	-1.1
Fairbury	14	33,344	33,677	+ 1.0	-6.8	O'Neill	24	42,587	45,172	+ 6.1	-2.2
Falls City	7	31,401	32,739	+ 4.3	-3.8	Omaha	1	2,331,895	2,516,193	+ 7.9	-0.5
Fremont	5	152,271	164,108	+ 7.8	-0.6	Scottsbluff/Gering	22	194,279	208,356	+ 7.2	-1.1
Grand Island	12	339,871	353,103	+ 3.9	-4.2	Seward	8	40,264	41,967	+ 4.2	-3.9
Hartington	25	17,176	18,247	+ 6.2	-2.0	Sidney	21	38,872	42,213	+ 8.6	+0.2
Hastings	13	167,281	174,986	+ 4.6	-3.5	So.Sioux City	3	38,094	41,199	+ 8.2	-0.3
Holdrege	17	55,524	61,793	+11.3	+2.6	Wayne	11	34,506	35,602	+ 3.2	-4.8
Kearney	15	161,580	173,041	+ 7.1	-1.2	West Point	6	29,062	29,618	+ 1.9	-6.0
Kimball	21	34,617	38,616	+11.6	+2.9	York	9	69,852	72,661	+ 4.0	-4.1
Lexington	16	56,584	60,802	+ 7.5	-0.9	Total 30 Centers		5,803,705	6,214,861	+ 7.1	-1.2
						Total State ⁴		8,099,608	8,620,878	+ 6.4	-1.8

¹ Excluding motor vehicle sales.

² Nebraska Planning and Development Regions.

³ Current dollar sales adjusted (deflated) for price changes using commodity prices component of the Bureau of Labor Statistics' Consumer Price Index.

⁴ Total state retail sales include some retail sales that cannot be allocated to cities, counties, or regions.

Source: Compilations by Bureau of Business Research from special tabulations provided by Nebraska Tax Commissioner.

Table 2
NET TAXABLE RETAIL SALES¹ IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS, 1980 AND 1981
BY COUNTIES, WITH PERCENTAGE CHANGES FOR SALES UNADJUSTED AND ADJUSTED FOR PRICE CHANGES

UNADJUSTED FOR PRICE CHANGES					ADJUSTED FOR PRICES ²		UNADJUSTED FOR PRICE CHANGES					ADJUSTED FOR PRICES ²	
Region and County	Thousands of Dollars		Percent of Change	Percent of Change	Region and County	Thousands of Dollars		Percent of Change	Percent of Change				
	1980	1981				1980	1981						
Region 1	2,754,605	3,002,496	+ 9.0	+ 0.5	Region 16	152,358	156,213	+ 2.5	- 5.4				
Douglas	2,573,622	2,782,656	+ 8.1	- 0.3	Dawson	131,112	135,408	+ 3.3	- 4.7				
Sarpy	180,983	219,840	+21.5	+12.0	Frontier	11,241	11,614	+ 3.3	- 4.7				
Region 2	1,059,509	1,128,815	+ 6.5	- 1.7	Gosper	10,005	9,191	- 8.1	-15.3				
Lancaster	1,059,509	1,128,815	+ 6.5	- 1.7	Region 17	132,238	138,281	+ 4.6	- 3.6				
Region 3	57,479	60,827	+ 5.8	- 2.4	Franklin	16,818	16,182	- 3.8	-11.3				
Dakota	57,479	60,827	+ 5.8	- 2.4	Furnas	27,975	28,844	+ 3.1	- 4.9				
Region 4	189,340	194,509	+ 2.7	- 5.3	Harlan	17,768	18,374	+ 3.4	- 4.6				
Cass	54,664	57,805	+ 5.7	- 2.5	Phelps	69,677	74,881	+ 7.5	- 0.9				
Otoe	74,705	74,667	+ 0.4	- 7.8	Region 18	214,360	217,783	+ 1.6	- 6.3				
Saunders	60,271	62,037	+ 2.9	- 5.1	Hooker	3,780	3,839	+ 1.6	- 6.3				
Region 5	260,870	271,435	+ 4.0	- 4.0	Lincoln	203,902	207,748	+ 1.9	- 6.0				
Dodge	202,844	211,460	+ 4.2	- 3.9	Logan	1,963	1,750	-10.9	-17.8				
Washington	58,026	59,975	+ 3.4	- 4.7	McPherson	694	634	- 8.6	-15.7				
Region 6	104,767	104,103	- 0.6	- 8.4	Thomas	4,021	3,812	- 5.2	-12.6				
Burt	37,048	35,715	- 3.6	-11.1	Region 19	122,000	127,565	+ 4.6	- 3.6				
Cuming	53,965	55,576	+ 3.0	- 5.0	Arthur	1,161	1,326	+14.2	+ 5.3				
Thurston	13,754	12,812	- 6.8	-14.1	Chase	33,388	34,064	+ 2.0	- 5.9				
Region 7	108,583	112,785	+ 3.9	- 4.2	Grant	3,902	3,673	- 5.9	-13.2				
Johnson	19,375	20,573	+ 6.2	- 2.1	Keith	62,124	66,571	+ 7.2	- 1.2				
Nemaha	31,056	32,576	+ 4.9	- 3.3	Perkins	21,425	21,931	+ 2.4	- 5.6				
Pawnee	11,333	11,206	- 1.1	- 8.8	Region 20	118,715	126,033	+ 6.2	- 1.1				
Richardson	46,819	48,430	+ 3.4	- 4.6	Dundy	12,480	12,757	+ 2.2	- 5.7				
Region 8	152,371	153,921	+ 1.0	- 6.8	Hayes	2,361	2,030	-14.0	-20.7				
Butler	30,553	29,956	- 2.0	- 9.6	Hitchcock	11,729	11,736	+ 0.1	- 7.7				
Seward	61,890	64,437	+ 4.1	- 4.0	Red Willow	92,145	99,510	+ 8.0	- 0.4				
Saline	59,928	59,528	- 0.7	- 8.4	Region 21	100,184	109,192	+ 9.0	+ 0.5				
Region 9	158,159	157,685	- 0.3	- 8.0	Cheyenne	49,858	53,589	+ 7.5	- 0.9				
Fillmore	39,372	38,072	- 3.3	-10.8	Deuel	10,545	11,329	+ 7.4	- 0.9				
Polk	24,957	24,731	- 0.9	- 8.6	Kimball	39,781	44,274	+11.3	+ 2.6				
York	93,830	94,882	+ 1.1	- 6.7	Region 22	283,479	295,136	+ 4.1	- 4.0				
Region 10	272,773	288,510	+ 5.8	- 2.4	Banner	1,671	1,555	- 6.9	-14.2				
Boone	34,894	37,007	+ 6.1	- 2.2	Garden	10,730	9,976	- 7.0	-14.2				
Colfax	44,698	46,137	+ 3.2	- 4.8	Morrill	32,197	31,971	- 0.7	- 8.4				
Nance	15,010	14,479	- 3.5	-11.0	Scotts Bluff	238,881	251,634	+ 5.3	- 2.8				
Platte	178,171	190,887	+ 7.1	- 1.2	Region 23	171,374	180,675	+ 5.4	- 2.8				
Region 11	326,042	347,305	+ 6.5	- 1.8	Box Butte	76,177	82,549	+ 8.4	- 0.1				
Antelope	34,742	37,509	+ 8.0	- 0.4	Dawes	46,467	49,074	+ 5.6	- 2.6				
Madison	210,868	225,812	+ 7.1	- 1.2	Sheridan	44,995	45,089	+ 0.2	- 7.6				
Pierce	28,243	30,669	+ 8.6	+ 0.2	Sioux	3,735	3,963	+ 6.1	- 2.1				
Stanton	11,048	11,048	0.0	- 7.8	Region 24	164,300	168,226	+ 2.4	- 5.6				
Wayne	41,141	42,267	+ 2.7	- 5.2	Boyd	10,323	9,566	- 7.3	-14.5				
Region 12	478,173	485,322	+ 1.5	- 6.4	Brown	26,392	26,117	- 1.0	- 8.7				
Hall	380,197	388,833	+ 2.3	- 5.7	Cherry	34,817	35,586	+ 2.2	- 5.7				
Hamilton	39,087	37,140	- 5.0	-12.4	Holt	75,348	76,844	+ 2.0	- 5.9				
Howard	24,364	23,881	- 2.0	- 9.6	Keya Paha	2,601	2,467	- 5.2	-12.5				
Merrick	34,525	35,468	+ 2.7	- 5.2	Rock	14,819	17,646	+19.1	+ 9.8				
Region 13	277,294	286,776	+ 3.4	- 4.6	Region 25	100,807	101,142	+ 0.3	- 7.5				
Adams	190,895	198,850	+ 4.2	- 3.9	Cedar	42,146	43,278	+ 2.7	- 5.3				
Clay	34,731	34,285	- 1.3	- 9.0	Dixon	15,311	15,444	+ 0.9	- 7.0				
Nuckolls	34,162	35,374	+ 3.5	- 4.5	Knox	43,350	42,420	- 2.1	- 9.7				
Webster	17,506	18,267	+ 4.3	- 3.8	Region 26	139,932	140,091	+ 0.1	- 7.7				
Region 14	193,718	202,467	+ 4.5	- 3.6	Blaine	2,305	2,393	+ 3.8	- 4.2				
Gage	111,885	118,804	+ 6.2	- 2.1	Custer	67,976	70,780	+ 4.1	- 4.0				
Jefferson	48,326	48,418	+ 0.2	- 7.6	Garfield	12,175	11,542	- 5.2	-12.6				
Thayer	33,507	35,245	+ 5.2	- 3.0	Greeley	11,732	11,022	- 6.1	-13.3				
Region 15	245,860	257,327	+ 4.7	- 3.5	Loup	1,486	1,410	- 5.1	-12.5				
Buffalo	213,860	225,294	+ 5.3	- 2.8	Sherman	13,780	12,861	- 6.7	-13.9				
Kearney	32,000	32,033	+ 0.1	- 7.7	Valley	27,717	27,583	- 0.5	- 8.2				
					Wheeler	2,761	2,500	- 9.5	-16.5				
State Total³	8,920,736	9,464,525	+ 6.1	- 2.1									

¹ Motor vehicle sales are recorded as in counties in which the vehicles were first registered regardless of point of sale.

² Current dollar sales adjusted (deflated) for price changes using commodity prices component of the Bureau of Labor Statistics' Consumer Price Index.

³ Total state retail sales include some retail sales that cannot be allocated to cities, counties, or regions.

Source: Compilation by Bureau of Business Research, University of Nebraska-Lincoln, from tabulations provided by the Nebraska Tax Commissioner.

(continued from page 1)

If one takes a longer perspective in examining shifts in retail sales over the decade 1971-81, the larger percentage gains have been largely in the nonmetropolitan areas of Nebraska. Sarpy County was the only metropolitan county to record an increase in retail sales above the state's average increase over the interval 1971-81. The remaining counties recording gains above the state's average include Wayne, Pierce, Madison, Platte, Hall, Buffalo, Dawson, Phelps, Red Willow, Wheeler, Holt, Rock, Brown, Chase, Perkins, Kimball, Banner, Morrill, Scotts Bluff, Box Butte, and Sioux. Some of these counties with gains in excess of the state's average have very small retail trade volumes, but others like Hall, Platte, Buffalo, Dawson, Red Willow, Scotts Bluff, and Box Butte had and continue to build from substantial retail sales bases.

The tendency toward increased concentration in retail sales was very apparent over the ten-year interval 1971-81. Larger volume areas tended to expand their retail sales somewhat faster than the smaller retail trade centers. For instance, counties with less than \$10 million in retail sales in 1971 recorded a decade increase of approximately 120 percent in retail sales, compared with a statewide average of 162 percent. Counties with retail sales in excess of \$100 million in 1971 recorded decade gains of approximately 154 percent, somewhat less than the average increase for the state.

There are important exceptions, of course, to any generalization, and some smaller retail trade centers in Nebraska did exceedingly well during the decade 1971-81. Rock County, for instance,

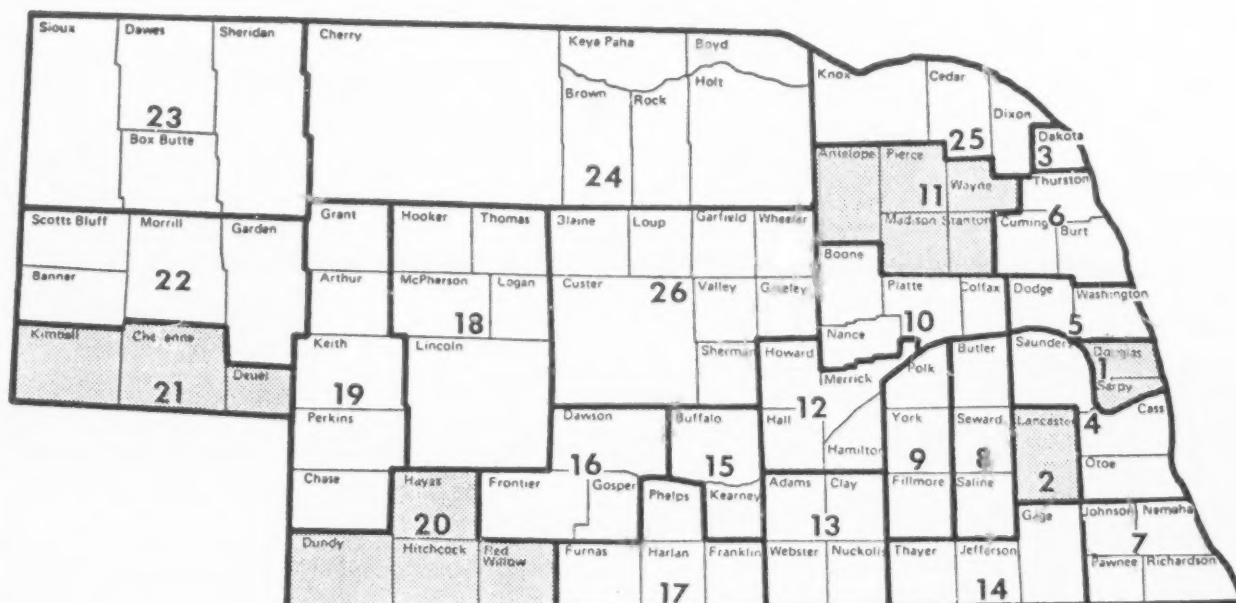
had a retail sales base of \$5.8 million in 1971 which expanded to \$17.6 million by 1981, an increase of 203 percent. Chase County had a retail sales base of \$10.8 million in 1971 which expanded to \$34.1 million in 1981, a 216 percent increase. There are other important exceptions, but in general the tendency was for retail sales to become increasingly concentrated in the larger dollar volume trade centers.

Data in Table 1 summarize retail sales for 1980 and 1981 for 30 Nebraska trade centers. Note that information in Table 1 excludes motor vehicle sales, while data in Table 2 include motor vehicle sales.

The 30 trade centers recorded an increase in dollar volume retail sales of 7.1 percent, somewhat better than the 6.4 percent recorded for the state (these data refer only to nonmotor vehicle retail sales). When adjusted for price changes, nonmotor vehicle retail sales were down slightly over 1 percent among the 30 trade centers. Larger gains were recorded in Bellevue, 12.9 percent; Kimball, 11.6 percent; Holdrege, 11.3 percent; and Alliance, 11.0 percent. Other trade centers which recorded gains above the 7.1 percent average for the 30 trade centers include Broken Bow, 8.3 percent; Chadron, 7.2 percent; Columbus, 9.3 percent; Fremont, 7.8 percent; Lexington, 7.5 percent; McCook, 7.9 percent; Norfolk, 7.5 percent; Ogallala, 7.2 percent; Omaha, 7.9 percent; Scottsbluff-Gering, 7.2 percent; Sidney, 8.6 percent; and South Sioux City, 8.2 percent. Kearney recorded an increase of 7.1 percent, exactly that recorded by the 30 trade centers combined.

D. E. P.

Map 1
REGIONS RECORDING ABOVE-STATE-AVERAGE GAINS
IN RETAIL SALES DOLLAR VOLUME, 1980-1981



Review and Outlook

Real output increased a scant 0.2 percent in Nebraska in February. This small increase January-February follows a sizable January decline in the state's physical volume index. The February increase resulted from a mixed picture across the sectors of the Nebraska economy. The agriculture component of the index declined 0.9 percent and construction declined 3.0 percent. Manufacturing recorded a 1.0 percent increase and the distributive trade sector recorded a 0.6 percent gain.

The Nebraska economy peaked in July of 1981. Two monthly declines were followed by increases in the index in October and November and a further slight increase in December. January 1982 brought a decline of 1.9 percent in the index. The February

1982-February 1981 reading of the index indicates that there has been little change in the state's real output. A comparison with two years previous, February 1980, indicates that output is down 3.6 percent.

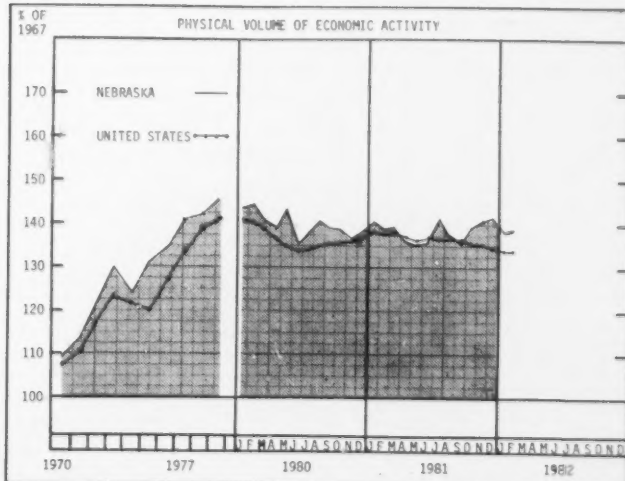
The agriculture component was down 0.9 percent January-February 1982. The February reading of the agriculture component is well above the February 1981 and 1980 levels.

Nebraska cash farm marketings were down \$49 million January-February 1982 (unadjusted for seasonal variation). On a year-previous basis, cash farm marketings were up nearly \$196 million. This component should show some improvement in the months ahead because of the rise in cattle and hog prices which has developed since February 1982.

(continued on page 5)

Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
February 1982	Current Month as Percent of Same Month Previous Year		1982 Year to Date as Percent of 1981 Year to Date	
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	104.6	103.5	103.6	103.7
Agricultural	119.3	104.9	112.6	101.1
Nonagricultural	102.6	103.5	102.4	103.7
Construction	70.7	90.5	74.1	90.2
Manufacturing	99.4	98.5	98.7	99.1
Distributive	104.9	106.0	104.4	106.2
Government	108.2	107.4	108.3	107.6
Physical Volume	100.1	97.1	99.2	97.1
Agricultural	128.0	113.1	123.3	110.0
Nonagricultural	96.5	96.7	96.0	96.7
Construction	67.7	86.7	70.9	86.4
Manufacturing	96.3	94.2	95.3	94.5
Distributive	97.4	98.4	96.6	98.3
Government	101.2	97.7	101.3	97.8
2. CHANGE FROM 1967				
Indicator	Percent of 1967 Average			
	Nebraska	U.S.		
Dollar Volume	370.7	358.7		
Agricultural	373.3	330.6		
Nonagricultural	370.1	359.1		
Construction	221.1	306.8		
Manufacturing	354.5	303.4		
Distributive	391.0	396.7		
Government	378.3	351.8		
Physical Volume	138.4	134.0		
Agricultural	151.7	136.6		
Nonagricultural	136.3	133.9		
Construction	66.6	92.4		
Manufacturing	149.2	124.0		
Distributive	138.0	140.0		
Government	145.7	147.5		

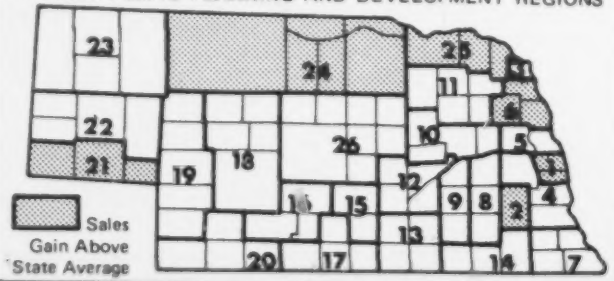


3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)

Region Number and City	City Sales*	Sales in Region*	
	Feb. 1982 as percent of Feb. 1981	Feb. 1982 as percent of Feb. 1981	Year to date '82 as percent of Year to date '81
<i>The State</i>	97.8	96.9	90.7
1 Omaha	97.9	96.4	94.3
Bellevue	78.8		
2 Lincoln	104.9	103.8	93.0
3 So. Sioux City	95.8	92.3	84.6
4 Nebraska City	90.7	91.8	85.0
5 Fremont	104.8	98.5	87.0
Blair	101.3		
6 West Point	97.6	100.5	92.4
7 Falls City	100.8	94.0	87.6
8 Seward	96.3	94.5	85.8
9 York	106.8	92.2	86.8
10 Columbus	94.9	89.7	76.4
11 Norfolk	94.5	92.0	87.3
Wayne	85.5		
12 Grand Island	91.0	88.2	81.9
13 Hastings	89.5	90.7	84.1
14 Beatrice	98.2	91.4	83.1
Fairbury	92.3		
15 Kearney	100.2	96.4	87.9
16 Lexington	89.4	88.5	88.1
17 Holdrege	90.0	92.7	87.5
18 North Platte	85.5	83.7	81.7
19 Ogallala	81.2	84.0	84.5
20 McCook	92.8	92.6	84.9
21 Sidney	103.8	101.2	94.8
Kimball	104.4		
22 Scottsbluff/Gering	92.3	89.4	82.8
23 Alliance	95.0	95.4	86.7
Chadron	86.7		
24 O'Neill	97.5	93.1	90.4
25 Hartington	105.8	95.8	89.5
26 Broken Bow	92.6	93.1	86.6

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.

1982 YEAR TO DATE AS PERCENT OF 1981 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



MEASURING NEBRASKA BUSINESS

(continued from page 4)

The nonagriculture components of the Nebraska economy increased 0.4 percent January-February 1982. The construction component of the index declined 3.0 percent and stands at its lowest level since June 1980. The construction component of the index is well below February 1981 and February 1980 levels. This component of the index peaked in February 1981 and has since declined by more than 35 percent.

The manufacturing component of the index increased 1.0 percent in February 1982. The index now stands at 149.2 percent (1967=100). Manufacturing output in Nebraska continues to lag year-previous levels. The index is down approximately 3.7 percent from February 1981 and is down 15 percent from the February 1980 level. The manufacturing component of the Nebraska physical volume index also peaked in July at 166.8 percent and has moved erratically downward since that time.

The distributive trade index increased 0.6 percent January-February 1982. This index is also below year-previous levels by approximately 2.6 percent. Output in this sector has changed very little since September 1981.

The government component of the index was down 0.3 percent in February 1982. The index stood at 145.7 percent, which compares with an index value of 144.1 percent in February 1981 and 145.9 percent in February 1980. Output, as measured by this index, has changed little in the past three years.

Retail sales managed a 1.3 percent increase in February 1982 compared with year-previous levels. Nonvehicle retail sales were up 2.2 percent while motor vehicle sales continued to decline, down 8.9 percent. Retail sales totaled \$660 million in February compared with \$652 million one year previous. The vehicle-nonvehicle breakdown indicates nonvehicle retail sales at \$605 million in February 1982 compared with \$592 million in February 1981, while motor vehicle sales were \$55 million in February 1982 compared with \$59.8 million one year previous. On a price-adjusted basis, total retail sales were down 3.1 percent. At the national level, retail sales were up 0.9 percent on a dollar volume basis, down 3.4 percent when adjusted for price changes.

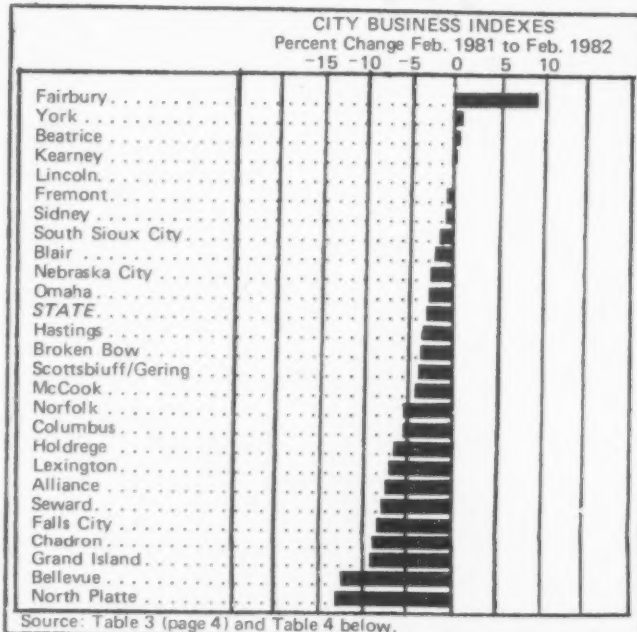
A few cities recorded retail sales gains, on a year-previous basis, above the state change. York recorded a price-adjusted increase in retail sales of 6.8 percent, followed by Blair at 6.3 percent. Other cities where sales were strong include Hartington, up 5.8 percent; Lincoln, up 4.9 percent; Fremont, up 4.8 percent; Kimball, up 4.4 percent; and Sidney, up 3.8 percent.

The city business indexes reported in Table 4 reflect the widespread extent of the recession. Only four Nebraska communities, Fairbury, York, Beatrice, and Kearney, managed to record increases in their respective city business indexes.

D. E. P.

5. PRICE INDEXES			
February 1982	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices	283.4	107.7	108.1
Commodity component	259.5	104.5	105.0
Wholesale Prices	298.5	103.8	108.0
Agricultural Prices			
United States	242.0	92.7	92.0
Nebraska	246.0	93.2	91.4

*Using arithmetic average of monthly indexes.
Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.



4. FEBRUARY CITY BUSINESS INDICATORS			
The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
The State	100.3	56.2	110.4
Alliance	90.4	86.2	107.3
Beatrice	103.0	93.5	109.5
Bellevue	101.3	38.8	117.3
Blair	100.2	47.2	117.3
Broken Bow	98.4	94.3	106.7
Chadron	101.4	54.6	101.9
Columbus	99.8	56.4	114.5
Fairbury	100.2	1035.2	106.7
Falls City	98.9	20.9	113.3
Fremont	100.5	55.7	110.2*
Grand Island	102.2	26.2	111.4
Hastings	104.9	69.8	176.8
Holdrege	97.9	85.4	108.3
Kearney	102.3	80.4	117.1
Lexington	101.3	60.4	112.8
Lincoln	100.3	61.8	108.0
McCook	93.3	139.4	105.9
Nebraska City	97.8	148.7	106.3
Norfolk	99.2	62.0	111.1
North Platte	97.8	27.6	114.5
Omaha	101.3	52.9	107.7
Scottsbluff/Gering	101.5	71.2	101.9
Seward	95.8	43.2	107.7
Sidney	97.9	76.4	109.3
So. Sioux City	102.0	78.1	114.4
York	100.6	57.0	109.0

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

Source: Compilation by Bureau of Business Research from reports of private and public agencies.

HOUSING UNITS AUTHORIZED IN MAJOR NEBRASKA CITIES, 1979-81

The fact that the construction industry has been experiencing hard times in recent years comes as a surprise to no one. What is not so well known is the extent of the decline. Listed in the accompanying table are the numbers of new privately owned housing units authorized by building permits, as released by the U.S. Bureau of the Census. Although this does not translate directly into private housing units built in any given year, the numbers are likely to be close estimates. Caution should be used when interpreting percentage changes where the total number of permits issued is small. In these situations, small absolute changes may produce large percentage changes.

In both Omaha and Lincoln the number of building permits in 1981 was well under half the number issued in 1979. Other cities with declines of more than 50 percent in the number of permits issued over the period 1979-81 were La Vista, -93.5 percent;

Seward, -87.2 percent; Fremont, -81.0 percent; Alliance, -79.1 percent; Scottsbluff, -78.3 percent; South Sioux City, -74.1 percent; Beatrice, -62.9 percent; North Platte, -55.6 percent; Kearney, -53.1 percent; and Columbus, -52.2 percent. As one would expect, the majority of cities experienced the greatest declines in 1980 and 1981.

Plattsmouth and Papillion were the only two cities to show increases in building permits issued from 1979 to 1981. Although the number of permits issued for Papillion dropped in 1981 from the previous year's level, Plattsmouth experienced increases during the entire period. Only Plattsmouth, Grand Island, McCook, and Gering showed increases in 1981 over the 1980 levels. Grand Island's rebuilding following the 1980 tornado is no doubt partially responsible for the slight increase in building permits issued in 1981 over the 1980 level.

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NUMBER OF NEW PRIVATELY OWNED HOUSING UNITS AUTHORIZED BY BUILDING PERMITS

	1979	1980	1981	Percent Change		
				1979 to 1980	1980 to 1981	1979 to 1981
Alliance	211	202	44	- 4.3	-78.2	-79.1
Kearney	256	236	120	- 7.8	-49.1	-53.1
Plattsmouth	19	26	44	+36.8	+69.2	+131.2
South Sioux City	81	78	21	- 3.7	-73.1	-74.1
Lexington	39	37	21	- 5.1	-43.2	-46.2
Fremont	163	66	31	-59.5	-53.0	-81.0
Omaha	1,989	1,471	805	-26.0	-45.3	-59.5
Beatrice	116	46	43	-60.3	- 6.5	-62.9
Grand Island	509	272	276	-46.6	+ 1.5	-45.8
Lincoln	1,456	1,043	629	-28.4	-39.7	-56.8
North Platte	234	159	104	-32.1	-34.6	-55.6
Norfolk	N/A	92 (9 months)	77			
Columbus	245	183	117	-25.3	-36.1	-52.2
McCook	40	27	28	-32.5	+ 3.7	-30.0
Crete	28	88	14	+214.3	-84.1	-50.0
Bellevue	186	282	95	+51.6	-66.3	-48.9
La Vista	184	121	12	-34.2	-90.1	-93.5
Papillion	114	169	115	+48.2	-32.0	+ 0.9
Sarpy Co. (unincorporated)	359	480	84	+33.7	-82.5	-76.6
Gering	81	43	53	-46.9	+23.3	-34.6
Scottsbluff	92	92	20	0.0	-78.3	-78.3
Seward	78	25	10	-67.9	-60.0	-87.2
Blair	36	28	27	-22.2	- 3.6	-25.0

Source: U.S. Department of Commerce, Bureau of the Census, *Housing Units Authorized by Building Permits and Public Contracts: Annual 1980 and December 1981*, Construction Reports, C40 series.

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UNL news

Published once in June and July; twice in Feb., May, Aug., Sept., Nov., and Dec.; three times in Jan. and Mar.; and four times in Apr. and Oct. by the University of Nebraska-Lincoln, Dept. of Publications Services & Control, 209 Nebraska Hall, Lincoln, NE 68588-0524. Second-Class Postage Paid at Lincoln, NE. POSTMASTER: Send address changes to UNL News, Dept. of Publications Services & Control, 209 Nebraska Hall, University of Nebraska-Lincoln, Lincoln, NE 68588-0524.

BUSINESS IN NEBRASKA

PREPARED BY BUREAU OF BUSINESS RESEARCH

Member, Association for University Business & Economic Research

Business in Nebraska is issued monthly as a public service and mailed free within the State upon request to 200 CBA, University of Nebraska-Lincoln, Lincoln, NE 68588-0406. Material herein may be reproduced with proper credit.

No. 453 June 1982

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